

16. Active outdoor recreation is provided in an area surrounded by the main housing buildings. Use would be primarily by the minimum security inmates, however other inmates could also use the facilities because security could be easily controlled. Sufficient space would be provided for such activities as baseball, volleyball, handball, basketball, and track.
17. Passive outdoor area for picnics, visiting and jogging is provided outside of the high security area and would be used exclusively by the minimum security inmates and their visitors. Located near the main facility entrance, this turfed area would provide aesthetic enhancement relieving some of the institutional atmosphere associated with detention facilities.
18. Approximately 150 feet is established as the minimum distance between buildings. A buffer zone of 300 feet including a perimeter road is preferred. Within this zone, a 50 foot minimum clear zone adjacent to the perimeter road is recommended.
19. A contingency factor of 37% is included which is applied to building articulation, and unuseable land or land absorbed by slope.

As previously mentioned, the data base used to define design assumptions was compiled from several references and from existing/proposed jail site facilities and plans. Attachment A describes the functional uses, layout and other appropriate data for several detention facilities. These were selected because of similarities shared with the proposed 6,000 bed facility. In particular, the Alameda County Jail was examined because it included facilities for both minimum and maximum security inmates and had similar development objectives.

Table B describes the derivation of proposed uses and anticipated spacial requirements for those uses. The "Design Guide for Secure Adult Correctional Facilities" was referred to extensively for its documentation on sizing and spacial relationships for various jail uses. Most of this data, however, was presented for a detention facility of approximately 500 inmates. Consequently, the data was pro-rated upwardly to accommodate a 6000-bed facility. Also, the data was provided as recommendations and not standards for facility sizing and was not intended to be inflexible nor did it distinguish between minimum/maximum detention facilities.

Table C summarizes the data from Table B and allocates area (acreage) to anticipated uses. In total, approximately 150 acres are required to effectively operate a 6,000 bed jail facility with accessory uses. With the above information, a tentative layout of the facility was created incorporating the minimum spacial requirements for the entire site (Figure 1). This plan was not intended to be a site plan, however, and is provided only to estimate total site area assuming a maximum of onsite jail facilities. With this data, candidate sites will be selected that conform to these siting requirements.

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TABLE C**SITE SPACE REQUIREMENTS****lsa**

<u>Facility/Use</u>	<u>Size(S.F.)</u>	<u>Size(AC).</u>	<u>Notes</u>
Central Property Storage	24,000		Contained in IRC ¹ , Pod D
Central Food Preparation	48,000		Contained in SIC ² , Pod A
Central Infirmary	51,600		Contained in SIC, Pod B
Parking		14.8	Approx. 430 sq.ft./space
Warehouse	75,000	1.7	
Jail Industries	78,600	1.8	Assumes multiple buildings
Shop Maintenance Facilities	72,000	1.7	
Auto Repair Garage	4,650	0.1	
Central Plant	10,000	0.2	
Dining Area	10,600	0.2	
Auditorium	5,200	0.1	
Vocational/Educational	126,000	2.9	Total for five buildings
Active Outdoor Recreation		13.1	
Passive Outdoor Recreation		5.3	
Housing Buildings		27.0	
Space Between Buildings		<u>16.5</u>	Calc. from tentative layout ³
		85.4	
Contingency		31.5	Assumes 37%
		116.9	
Security Zone	(22%)	<u>33.1</u>	Assumes 300 ft to Prop.Line
	Total	150.0	

¹ IRC = Intake and Release Center

² SIC = Special Intake Center

³ Space between buildings assumes approximately 100 feet between non-housing buildings and 150 feet between housing buildings. Calculation from tentative layout avoids double counting of space and considers instances where accessory buildings attach to main housing buildings.

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FIGURE 1

CHANDLER COUNTY JAIL SITE SELECTION STUDY

JAIL FACILITIES SPACIAL RELATIONSHIPS

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ATTACHMENT AALAMEDA COUNTY JAIL

This facility, situated on 81 acres, is comprised of low rise, two-level structures housing 2,232 inmates with a staff of 440. The jail, when complete, will house minimum, medium and maximum security inmates.

There are two wings of the jail which are connected by a core building. The east wing has ten housing buildings for minimum and minimum/medium security inmates. These buildings, with one level and a mezzanine, house 136 inmates in dormitory units. The ten buildings surround an outdoor active-recreation courtyard including a baseball diamond and basketball courts. The west wing, intended for medium/maximum security inmates, has nine buildings surrounding an outdoor courtyard of grass and walkways. Each building, having one level and a mezzanine, houses a total of 96 inmates (48 on each level) in single-cell rooms.

Both visitor and staff parking (345 and 230 spaces, respectively) are provided at the front of the facility. At the back of the site, removed from the core area, is the service building. A recreation area is also provided on the rooftop above the core building. Surrounding the entire jail facility are well-manicured turfed areas, (Figure A-1 illustrates the jail layout).

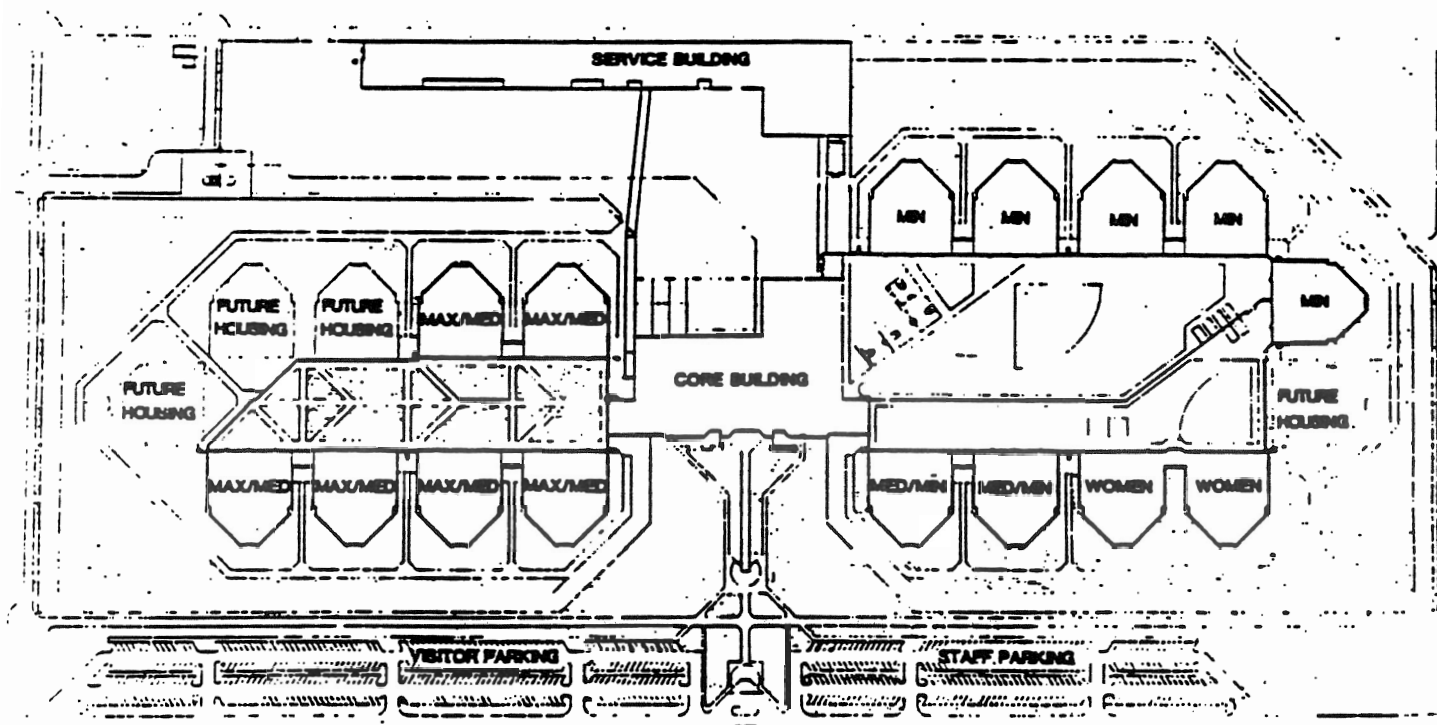
The open space areas surrounding the building facilities have several uses. These include the exterior security zone, turfed lawn areas and walkways, and building articulation (space allotted to configure the layout). This area represents approximately 59% of the total site. Of this area, approximately 22% is reserved for the exterior security zone with the balance (37%) committed to turfed areas, walkways and building articulation. The latter area could be considered a contingency factor and could increase or decrease in size depending on site conditions and land availability.

The following summarizes the size of each site facility.

	<u>Square Feet</u>	<u>Acres</u>
Service Building	95,400	2.0
Core Building	119,100	3.0
Housing (19 @ 21,700/)	412,300	10.0
Min. Security Recreation	268,250	6.0
Max. Security Outdoor Area	114,625	3.0
Visitor Parking	226,000	5.0
Staff Parking	156,000	4.0
Subtotal		<u>33.0</u>
Security Zone/Contingency		<u>48.0</u> (59%)
Total Site		<u>81.0</u>

A-1
Alameda County Jail

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COLORADO TERRITORIAL CORRECTIONAL FACILITY

This facility, located on 26.6 acres, is a compound for 408 inmates and consists of several buildings (old and new), each having different uses. There are three large cellhouses for medium security inmates. Other facilities include a carpenter shop, industries, a gymnasium, health care/library, a baseball diamond, hobby shop and barber shop. Visitor parking (249 spaces) is provided at the front of the facility along with a much smaller staff parking area. (Total staff employed is 119.)

The buildings for this correctional facility are situated on an irregular shaped site due to the surrounding hilly topography. The typical new cellhouse building is four housing levels with a fifth level which contains mechanical facilities. Staff control rooms located in the center of the building view the base floor and mezzanine levels. The first and third floors have 39 inmate rooms and three handicap rooms; the second and fourth mezzanine levels have 54 inmate rooms.

An outdoor recreation area with a baseball diamond is located in the northeast corner of the site. Walkways and landscaping meanders between and around the buildings. The following summarizes the size of facility uses. Figure A-2 illustrates the layout of the facility.

	<u>Square Feet</u>	<u>Acres</u>
Residential Buildings	43,600	1.0
Health Care/Library	25,000	0.6
Hobby Shop	8,000	0.2
Laundry	6,500	0.1
Administration	38,800	0.9
Maintenance	26,000	0.6
Public Parking	110,000	2.5
Outdoor Recreation		5.0
Powerhouse	4,000	0.1
Staff Parking	21,600	0.5
Industries	21,000	0.5
Gymnasium	9,800	0.2
Dining Hall	16,000	0.4
Carpenter Shop	8,800	0.2
		<u>12.8</u>
Subtotal		<u>13.8 (52%)</u>
Total		<u>26.6</u>

A-2

Colorado Territorial Correctional Facility

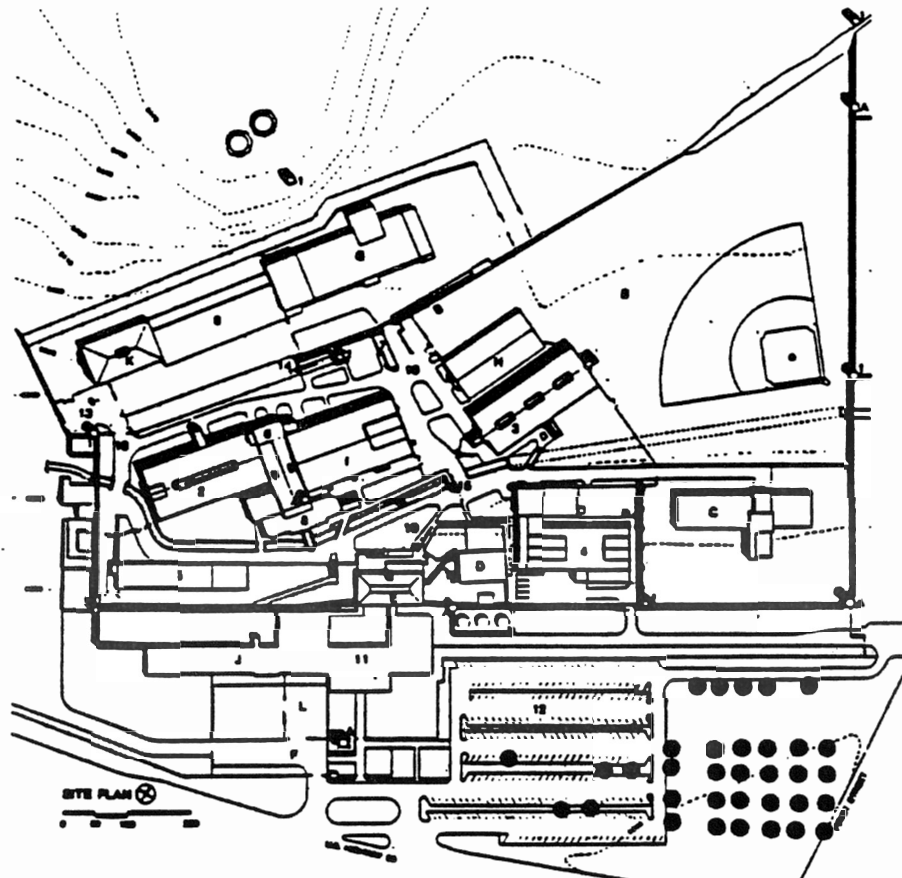
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SEPARATE BUILDING LAYOUT

1. BOARD ROOM
2. CELLARAGE ONE
3. CELLARAGE SEVEN
4. HEALTH CARE/AMBIENT
5. KITCHEN SHOP
6. LAUNDRY
7. HANGAR/STATION
8. JAILHOUSE ADMINISTRATION
9. FACILITY MAINTENANCE
10. WARDEN'S OFFICE/RECEPTION
11. ADMINISTRATION/RECEPTION
12. PUBLIC BUILDING
13. HONORABLE BUILDING
14. GARDEN SHOP
15. HONORARY CENTER

EXISTING TO REMAIN LAYOUT

- A. BOARD ROOM
- B. OFFICE/RECEPTION
- C. CELLARAGE THREE
- D. WARDEN'S OFFICE
- E. COFFEE/RECEPTION
- F. STAFF BUILDING
- G. HONORABLES
- H. GARDEN SHOP
- I. GARDEN AREA
- J. HONORABLES UNIT
- K. COFFEE/RECEPTION
- L. HONORABLES BUILDING
- M. LAUNDRY



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The jail site includes a considerable amount of open space which is used to arrange the buildings within the site boundaries as well as to provide extensive open space and landscaping throughout the compound. In total, this open space contingency comprises approximately 52% of the entire jail compound. For this facility, security is maintained with perimeter walls and guard towers, eliminating the need for an exterior security zone.

SHAWNEE CORRECTIONAL CENTER

This medium-security facility, situated on 69 acres, houses approximately 900 inmates with a staff of 402. The Center is located adjacent to an existing minimum security institution and is served by its utility plant.

The inmate housing is comprised of three separate buildings, each having four wings connected by a central core area (forming a cross design). On the site there are four large service buildings (including a multi-purpose vocational education building with classrooms and a gym, and the administrative/inmate services building which is the receiving unit, medical services and visitation building). There are two baseball diamonds and a football field with a running track.

CALIFORNIA STATE PRISON - RIVERSIDE COUNTY

This prison facility, situated on 111 acres, consists of three independent housing/recreational modules developed for 1,500 maximum-security inmates. Each section has five separate inmate housing buildings set in a semi-circle around an outdoor recreation area which includes a baseball diamond and two basketball courts. Long rectangular buildings containing dining, vocational shops, and other facility/administration services serve each of the three housing/recreation areas. Extending off-site from the major portion of the site is a smaller minimum security facility with housing for 200 inmates, a baseball diamond and one basketball court. At the back of the site, also outside of the three area core, is a rectangular building containing a general warehouse, central plant, and building/vehicle maintenance facility. Visitor and guest parking are provided outside and in the front of the site on either side of a central administration building. Figure A-3 illustrates the layout of the facility. The following data breaks down uses by acreage.

	<u>Square Feet</u>	<u>Acres</u>
Residential Buildings	294,000	6.6
Infirmary	12,100	0.3
Administration	264,200	6.1
Prison Industries	162,800	3.7
Prison Industries Warehouse	132,000	3.0
Maintenance	22,500	0.5
Dining	33,600	0.8

Vocational Shops	52,800	1.2
Educational Programs	44,400	1.0
Laundry	6,600	0.2
Kitchen	22,800	0.5
Gymnasium	28,800	0.7
Outdoor Recreation		8.3
Staff Parking	59,200	1.4
Visitor Parking	59,200	1.4
Central Plant	10,000	0.2
	Sub-total	35.9
Contingency		75.1 (67%)
	Total	111.0

Since the prison site is located on a flat terrain where land value is inexpensive and abundant, the facility contains a generous quantity of open space.

PITCHES JAIL - LOS ANGELES COUNTY

Pitches is a proposed maximum security facility to be located on 34 acres and housing 2,064 inmates in four housing buildings. The facility is comprised of a series of interconnected, various shaped low rise buildings. Outdoor recreational areas include basketball, volleyball and handball courts. This jail has a heavy emphasis on vocational services, and consequently includes many classrooms.

The housing units vary in the number of inmates; but a typical unit for working inmates would hold 512. Housing facilities consist of both dormitory and individual cell designs. This jail facility is a combination of several design styles intended to serve various needs of the inmate population.

GLEN HELEN REHABILITATION CENTER

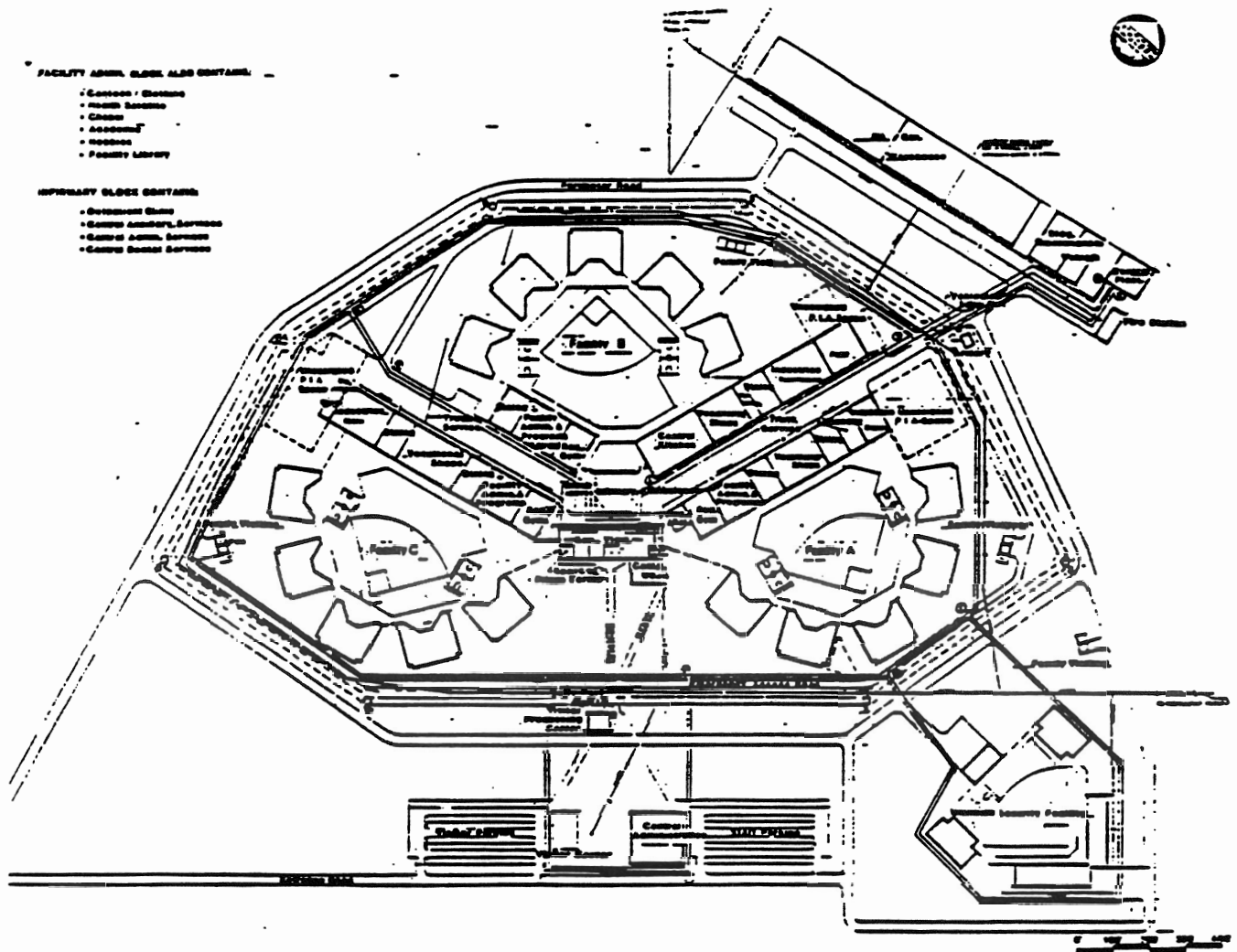
This center is a minimum/maximum security facility, housing between 600 and 700 inmates (weekend population usually escalates by an additional 200 inmates) in one maximum security and two minimum security housing units.

The maximum security housing unit is subdivided into several individual housing units. The individual housing units vary in size, with each having a dayroom (recreation room) to accommodate the number of inmates housed in that unit. Total housing for the maximum security unit fluctuates and currently has an average daily population of approximately 230 inmates. The population of the individual dorms varies from approximately 20 to 60 inmates. The maximum security housing unit has a secured outside recreation compound

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California State Prison Riverside County

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which, through a rotation process, accommodates 50 to 75 inmates at any one time. This recreation compound is equipped with a basketball court and weightlifting equipment. The maximum security unit also has a general assembly room capable of accommodating approximately 100 persons, and access to a library room.

The minimum security units currently have an average daily population of approximately 393 inmates. Each minimum security dorm is equipped with a dayroom and tables. In addition, each dorm has a TV viewing room which also serves as a library book room. The minimum security inmates have access to a baseball diamond, two basketball courts, a shuffleboard court, a patio for weightlifting equipment and one horseshoe pitching area.

For the purpose of accommodating visitors for minimum security inmates, the same visiting room used at the maximum security building is utilized (which allows for rotation of 40 inmates at a time); however, it is used on a day which does not conflict with maximum security visiting.

The facility provides various levels of training in areas as follows: Cabinet building, plumbing, welding, landscaping, janitorial duties, laundry duties, kitchen duties, and commissary duties (storekeeping). Presently, the facility has plans to build a graphic arts building which will include print pressing, auto detailing and other training as available. In addition, classroom activities to achieve a G.E.D. standard are conducted in the general purpose room or the dayroom areas of the housing units.



Natural Resource Management
Transportation Engineering
Environmental Assessment
Community Planning

LONG-TERM JAIL SITING STUDY

FACTOR COMPARISON MATRIX - PHASE 1 FEASIBILITY STUDIES METHODOLOGY

<u>Environmental Factor</u>	<u>Related Concerns</u>	<u>Matrix Unit Methodology</u>	<u>of Measure</u>
Archaeo, paleo and cultural resources	Archaeo and paleo-sensitive areas	Number and type of sensitive areas affected	Low, moderate, high
Biological Resource	Existing: Biotic communities Endangered species Critical habitats Wetland communities	Number and type of sensitive areas affected	Low, moderate, high
Earthwork	Amount of cut and fill Transportation of earth Size/shape of slopes Alteration of existing natural resource	Total earthwork quantity and quantity per mile	Low, moderate, high
Geology	Slope stability Liquefaction Earthquake faults Groundwater Soil types	Length of remedial earthwork and number of sensitive areas	Low, moderate, high
Length to Civic Center	Fuel consumption Maintenance	Linear measurement alignment	Low, moderate, high
Proximity to Existing Development	Air quality & acoustics	Distance to existing Development	Low, moderate, high
Proximity to Existing Roads	Available of existing Arterial roadways	Linear Measurement	Low, moderate, high
Developable Access Road	Costs associated with jail access roadways	Linear measurement, grading, bridges	Low, moderate, high

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Hydrology	Flood control/ drainage basin	Flood control mitigation, cost of improvements	Low, moderate, high
Site Configuration	Site Plan Layout	Length to width dimension	Low, moderate, high
Visibility	Views from neighboring residences	Linear measure- ment, view envelope	Low, moderate, high
Size	Desired facil- ities and accommodations	Acreage/number and type of beds	Low, moderate, high
Land Use Compatibility	Encroachment	Existing leases Proposed plans	Low, moderate, high

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Preliminary Identification of Candidate Sites

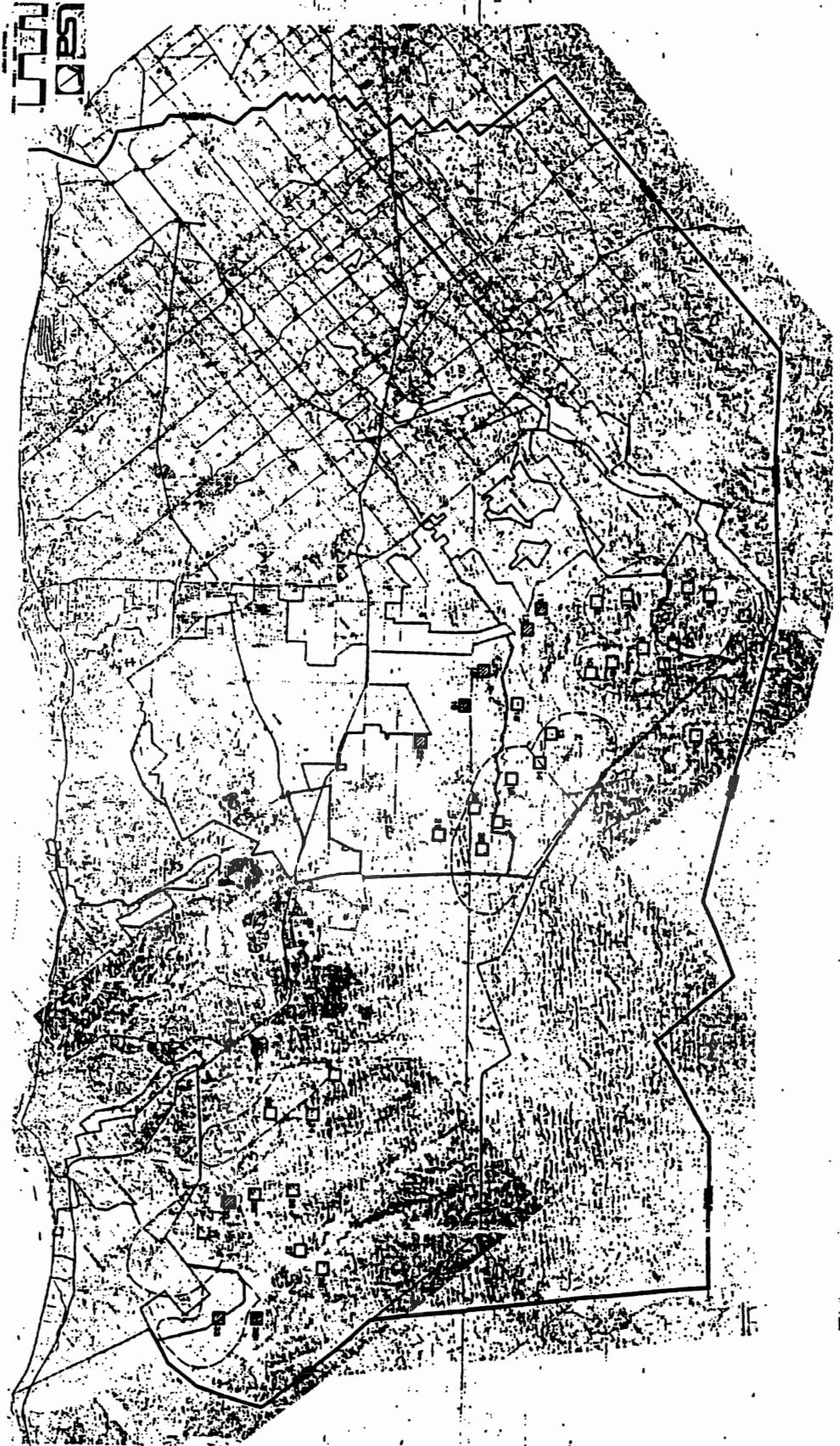
SITE	Distance from Downtown			Proximity to Ex. Road			Developable Access Road			Size of Drainage Basin			Extent of Grading			Site Configuration			Visibility			Size			Notes
	G	F	P	G	F	P	G	F	P	G	F	P	G	F	P	G	F	P	G	F	P	G	F	P	
1	X			X			X			X			X			X			X			X			MAJOR FLOOD CONTROL
2	X			X			X			X			X			X			X			X			
3	X			X			X			X			X			X			X			X			
4	X			X			X			X			X			X			X			X			
5	X			X			X			X			X			X			X			X			
6	X			X			X			X			X			X			X			X			VISIBLE TO ANAHEIM HILLS
7	X			X			X			X			X			X			X			X			
8	X			X			X			X			X			X			X			X			
9	X			X			X			X			X			X			X			X			
10	X			X			X			X			X			X			X			X			
11	X			X			X			X			X			X			X			X			POSSIBLE LAND USE CONFLICT POSSIBLE LAND USE CONFLICT
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13	X			X			X			X			X			X			X			X			
14	X			X			X			X			X			X			X			X			
15	X			X			X			X			X			X			X			X			
16	X			X			X			X			X			X			X			X			POSSIBLE LAND USE CONFLICT POSSIBLE LAND USE CONFLICT PROXIMATE TO THE SIMS
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18	X			X			X			X			X			X			X			X			
19	X			X			X			X			X			X			X			X			
20	X			X			X			X			X			X			X			X			
21	X			X			X			X			X			X			X			X			PROXIMATE TO MCAS EL TORO POSSIBLE LAND USE CONFLICT
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28	X			X			X			X			X			X			X			X			
29	X			X			X			X			X			X			X			X			
30	X			X			X			X			X			X			X			X			
31	X			X			X			X			X			X			X			X			LEASE CONSTRAINTS LEASE CONSTRAINTS
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JAIL SITE SELECTION STUDY PRIMARY SCREENING



B-22

000767

TABLE B
DOCUMENTATION OF FACILITY REQUIREMENTS

FACILITY/USE	STANDARD/PROJ. LIST	9117/9245C REQUIREMENT	SOURCE	NOTES
Central Property Storage	2,000 s.f./700 inmates	24,000 s.f.	NIC	Strategic Policy = 200-400 s.f./500 inmates; Liberal Policy = 1,000-2000 s.f./500 inmates.
Central Food Preparation	4,000 s.f./700 inmates	40,000 s.f.	NIC	Includes space for food preparation, food service office, dry food storage, freezer storage, dishwashing.
Central Infirmary (Outpatient)	4,200 s.f./700 inmates	81,000 s.f.	NIC	Includes records, physical therapy, pharmacy, exam room, x-ray room, office, dental operator, laboratory, storage, linen service, isolation room.
Perfing	one space/4 inmates	1,500 spaces	ALC, p. 22	Alameda County Jail indicates total of 513 perfing spaces for 2,322 inmates or one space/2.3 inmates. NIC reference indicates approximately 250 spaces for 1,000 inmates or one space/2.0 inmates. Don't drop off-site and space/3 inmates.
Warehousing (General, Discharge)	1,750 s.f./500 inmates	21,000 s.f.	NIC	Includes offices requires truck access serves temporary storage needs.
Warehouses (General, Secure)	4,500 s.f./700 inmates	54,000 s.f.	NIC	For long-term storage requirements requires easy accessibility.
Jail Industries	200 s.f./working inmate	70,000 s.f.	NIC	Assumes minimum security inmates only, 200 who are working (200 inmates) plus 100 who are not working (100 inmates) for a total of 300 inmates. Other County Industry requirements could be a major industry for working inmates.
Shop/Maintenance	6,000 s.f./700 inmates	72,000 s.f.	NIC	Includes welding, machine shop, carpentry, plumbing, paint, electrical, etc.
Auto Repair Garage	4,500 s.f.	4,500 s.f.	NIC	Includes three 600 s.f. bays for vehicle maintenance and 1800 s.f. bay for tandem vehicles, one 600 s.f. bay for five trucks, office, storage.
Central Plant		10,000 s.f.	Alameda County Jail Citation	General estimate of space required.
Dining Area	4,000 s.f./700 inmates	10,000 s.f.	NIC	Serves 600 of minimum security inmates and 100 staff only.
Auditorium	2,000 s.f./500 inmates	5,200 s.f.	NIC	Serves 600 of minimum security inmates at one time (700 inmates).
Vocational/Educational	21,000 s.f./500 inmates	126,000 s.f.	NIC	Includes carpentry, plumbing, welding, art/crafts, painting, electrical, chapel, gymnasium, law and general library, educational classroom, video room, computer room, library, music room, and other miscellaneous rooms. Each building footprint is 25,000 s.f.
Active Outdoor Recreation Areas	5 acres/500 inmates	12.1 acres	NIC	For use primarily by minimum security inmates. If usage is supported by minimum security inmates, active recreation areas could include a ball diamond, volleyball, basketball, bocce, baseball, track, weightlifting and spectator bleachers.
Passive Outdoor	4 acres/1000 inmates	5.3 acres	NIC	The National Recreation and Parks Association recommended park standard includes facilities for picnic, visitation and jogging for minimum security inmates. A play area would also be provided for children.
Building Spacing	150 feet preferred		NIC	Minimum of 100 feet between buildings.
Exterior Security Zone	200 feet to property line from perimeter security road		NIC	A clear zone on 90 feet is required adjacent to the perimeter security road.
Contingency	2.7%	ALC, p. 22		Approximately 27% of the Alameda County Jail site area is placed in "buffer open space" utilized for building articulation (typical) and buffered open space.

Sources: NIC - BUILDING GUIDE FOR SECURE JAIL CORRECTIONAL FACILITIES, National Institute of Corrections/American Correctional Association, College Park, Maryland
ALC - 1984, ALAMEDA COUNTY JAIL, ALAMEDA, CALIFORNIA, A Committee of the American Institute of Architecture, Alameda, B.C.

000768

July 30, 1996

To: JoAnn C. Sperber/Saddleback Valley Voice
From: Undersheriff Raul Ramos
Subject: ***JAMES A. MUSICK FACILITY EXPANSION***

In response to the questions that you faxed to me on July 26th, the Sheriff's Department provides the following responses:

1. ***Could you briefly summarize the reasons for the Musick expansion.***

- The Sheriff is forced to release tens of thousands of prisoners early from jail each year due to not enough maximum security housing.
- The current shortfall of jail beds is 4,000. By the year 2006 this shortfall will be 7,100. Even if the next phase of the Theo Lacy Expansion that was approved in EIR 558 gets built, the shortfall will still be 6,400 beds.
- In the last ten years, the Sheriff has been forced to release over 425,000 prisoners early.
- The need for maximum security housing is critical. The make up of the prisoners in the jail system is vastly different than it was when the Men's and Women's Central Jails were built in 1968. Back then the inmate population was 30% felonies and 70% misdemeanors. Today it is just the opposite, 70% felonies and 30% misdemeanors.

EXHIBIT C

000769

360

2. *Have other alternative sites been considered such as the El Toro Marine Corps Air Station or other county-owned sites? If so, what are the alternatives and are they still under consideration?*

- The EIR consultant is currently conducting an unbiased analysis of alternative sites. The results will be issued when the EIR is released for public review sometime in late August, possibly August 20th.
- Regarding the El Toro Marine Corps Air Station site, the Sheriff's Department has submitted a formal Notice of Interest Application for land on the Marine Base. A decision on whether the Sheriff's Department will receive any land, and how much, will not be known until late this year.

3. *What will the expansion cost and how will it be paid for?*

- Cost studies are still underway as part of the environmental review process and have not yet been completed.
- There are several promising sources of funding for the construction and operating costs for this jail expansion. Priority for appropriations will depend in a large part on which jurisdictions have plans and environmental documentation completed. There is a \$350 million dollar State bond measure for adult correctional facilities coming up on the November 1996 ballot. There is also Assembly Bill 3229 which will provide in excess of \$1 million dollars this year for jails, with the potential to generate additional monies in subsequent years. Additionally, monies generated from jail booking fees, approximately \$1.9 million dollars a year, and revenue from Prop 172 could also be applied to offset jail construction and operating costs.

4. *Have you projected annual operating costs for the expanded facility? If so, how much will it cost and where will the sheriff's Department find the funds?*

- Cost studies are still underway as part of the environmental review process and have not yet been completed.
- Regarding funding, please refer to question #3.

5. *What percentage of the Musick population will be minimum security? Medium security? And maximum security?*

- The exact percentages have not yet been determined.

6. *Will prisoners be released directly from the Musick facility? If so, what security precautions have been considered for surrounding neighborhoods in Lake Forest and Irvine?*

- At the present time inmate releases are being proposed and will be considered in the environmental review process.
- The nearest neighborhood is nearly a quarter mile away from the closest inmate building.
- The relationship between the jail, inmate releases, and public safety in the surrounding community has been closely examined in previous EIR's. The Theo Lacy EIR did an extensive study with crime stats provided by the Orange Police Department. That study could find no correlation between crime and the presence of the jail. A study was also done for the area surrounding the Central Jail Complex and again no correlation could be made. The Musick EIR will also be examining these issues.

-
- The Sheriff's Department and EIR consultant will also be consulting and coordinating with the surrounding law enforcement authorities on public safety related issues.

7. *Will jail visitation conditions be limited to certain days and hours of operation?*

- Inmates are allowed to have two visits totaling at least one hour per visit per week.
- Public visiting hours generally occur between 8 a.m. and 8 p.m.
- Visitors arrive and depart at staggered times.

8. *What impact would the expanded facility have on traffic, noise and air quality?*

- These technical studies are currently being prepared by the EIR consultant and are not yet complete.
- Previous studies done for the Theo Lacy EIR found no significant impacts.

9. *Homes in one Lake Forest neighborhood are 700 feet from the Musick Facility, can you reassure the residents about jail security and have you considered the effects the expansion would have on their property values?*

- Actually, the closest residential house is approximately 1,200 feet from the nearest inmate building.
- So far no one has been able to document any evidence that the presence of any of our jail facilities has caused property values to decrease. Extensive studies were done for the Theo Lacy EIR.

which showed no such evidence of decreasing property values as a result of the recent jail expansion.

10. *Are you planning any public meetings in south Orange County, specifically Lake Forest, to explain the proposal?*

- There is a meeting scheduled on September 25th in the City of Irvine.
- A meeting with the City of Lake Forest is also planned probably for the week of September 23rd. We are waiting to hear from city staffers as to when they would like the meeting.
- There will be two Planning Commission meetings prior to the EIR going to the Board of Supervisors. They are tentatively scheduled for October. The Board of Supervisors hearing is November 5, 1996.

84087 (Cont.)

GROUP HOMES

Regulations

84087 BUILDINGS AND GROUNDS (Continued)

84087

(8) Subsections (1), (2), (3), (4), (5), and (6) apply to all bedrooms used by all children in the facility including children who are members of the licensee's family, children of staff members and children in placement.

(9) Subsections (4), (5) and (7) apply to all bedrooms used by the licensee(s), staff and any other adults in the facility.

NOTE: Authority cited: Section 1530, Health and Safety Code. Reference: Sections 1501 and 1531, Health and Safety Code.

84087.2 OUTDOOR ACTIVITY SPACE

84087.2

(a) Children shall have access to safe outdoor activity space.

(1) Outdoor activity space meeting the requirement of (a) above shall include but not be limited to activity centers and public parks.

(2) A sketch of the physical plant as required in the plan of operation pursuant to Section 80022 shall include the location(s) of outdoor activity space.

(b) As a condition of licensure, the areas around and under high climbing equipment, swings, slides and other similar equipment shall be cushioned with material which absorbs falls.

(1) Sand, woodchips, peagravel or rubber mats commercially produced for this purpose, shall be permitted.

(2) The use of cushioning material other than that specified in (1) above shall be approved by the licensing agency in advance of installation.

NOTE: Authority cited: Section 1530, Health and Safety Code. Reference: Sections 1501 and 1531, Health and Safety Code.

EXHIBIT D

CALIFORNIA-SDSS-MANUAL-CCL

MANUAL LETTER NO. CCL-91-41

Effective 8/26/91

Rev. 496 replaces Issue 879

000774

365



San Diego County Sheriff's Department

Post Office Box 429000 • San Diego, California 92142-9000



William B. Kolender, Sheriff

John M. Drown, Undersheriff

August 16, 1996

Brad Gates, Sheriff
Orange County Sheriff's Department
P.O. Box 449
Santa Ana, CA 92702

Dear Brad,

This letter is in response to your staff's request to lease San Diego County jail beds for Orange County prisoners.

As you know, we are under a Superior Court Consent Decree limiting jail capacities in five of our seven jails. At this time, we are not able to maintain daily counts below that court imposed cap and, therefore, do not have any jail beds available to lease. As no new facilities are being planned for the next five years, I do not anticipate that we will ever be in a position to lease jail beds to other jurisdictions.

If I can be of further assistance, please do not hesitate to call.

Sincerely,

William B. Kolender, Sheriff

WBK/ns

EXHIBIT E

000775

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#15

92203

EXHIBIT F

267



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

TO: Denny Turner
FROM: Andi Culbertson *mac*
DATE: August 10, 1996
SUBJECT: Musick exhibits

I had a good talk with Scott Friday afternoon about exhibits, and he knows I need them by Tuesday morning in order to make my printing schedule.

As to your wall sketch, I see your point that a viewer will not be able to see the finger wire at the top of the 16-foot security fence because of the 12-foot wall. The Sheriff's Department had a great deal of problem with the wall/fence issue in the Theo Lacy project because specific commitments were made that then had to be adjusted to avoid compromises in security. Still, from a CEQA standpoint, I feel strongly that we must address this issue in a conceptual fashion in order to reach a conclusion in the Aesthetics section that there are no significant impacts. Even though your sketch is very conceptual, and also not to scale, I would request that you also include on the face of the sketch the following notation:

"This is a graphic representation of an engineering/planning concept and is shown for example purposes only. This graphic should not be interpreted literally, as other concepts and treatments may be proposed in the construction drawing process."

Thanks! I hope that this exhibit can be made available on Tuesday morning as well.

cc: John Sibley
Paul Lanning
Jerry Krans
Kim Maturkanich

EXHIBIT G



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

Fax Transmittal

DATE: August 12, 1996

TIME SENT: 11:15am

TO: Kim Maturkanich

FROM: Andi Culbertson

SUBJECT: Musick

FAX NUMBER

TO: (714) 647-4655

FROM: (714) 581-3599

THIS DOCUMENT CONTAINS 2 PAGES, INCLUDING THIS COVER PAGE.

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G-1

000778

m69

Revised 6/24/96		FINAL PLEDGED ASSETS LIST
Orange County 1996 COPs Asset List		
Property Description	Address	Use
Conventional & Specialized Use Buildings.		
Central Courts Tower	30 Civic Center Plaza	Specialized
Theo Lacy Men's Branch Jail	501 The City Drive	Specialized
Intake Release Center ^(a)	550 N. Flower St.	Specialized
Men's Central Jail ^(a)	550 N. Flower St.	Specialized
North Orange Justice Facilities ^(a)	1725 North Berkeley Ave.	Specialized
Engineering/Finance Complex	12 Civic Center Plaza	Specialized
Harbor Courts Facility ^(a)	4601 Jamboree Road	Specialized
South Orange Justice Facilities ^(a)	30143 Crown Valley Pkwy.	Specialized
Juvenile Hall	331 The City Drive	Specialized
Westminster Court Complex	8141 13th St.	Specialized
Musick Branch Jail	13502 Honor Farm Rd.	Specialized
Women's Central Jail	44 Civic Center Plaza	Specialized
Santa Ana 17th St. Health	1725-29 W. 17th St.	Specialized
Youth Guidance Center	3030 N. Hesperian St.	Specialized
Grand Ave. Oper. Cen.	1400 S. Grand Ave.	Specialized
GSA Transportation Garage	445 Civic Center Dr.	Specialized
Sheriff-Coroner Forensic	320 N. Flower Street	Conventional
Probation HQ Bldg.	909 N. Main St.	Specialized
H. George Osborne EMA	300 N. Flower Street	Conventional
Grand Ave. Oper. Cen.	1300 S. Grand Ave.	Conventional
Loma Ridge Emergency Oper. Center	Santiago Canyon Road	Specialized
Hall of Administration	10 Civic Center Plaza	Conventional
South County Sheriff's Substation	11 Journey (CFD)	Specialized
Manchester Office Bldg.	301 The City Drive	Conventional
Civic Center Federal Courts Facility	Flower St./Santa Ana Blvd.	Specialized
Sheriff-Coroner Dept. Forensic Science	1071 Santa Ana Blvd.	Conventional
Sheriff-Coroner Admin. HQ	40 Civic Center Plaza	Conventional
Peaceofficers' Firing Range	1900 W. Katella Avenue	Specialized
Walnut Ave. Co. Health & Soc. Serv.	2000/2020 W. Walnut Ave.	Conventional
Fruit Street EMA Const. Main. Yard	1140 East Fruit Street	Specialized
Fruit Street GSA/Transport./Storage	1102 East Fruit Street	Specialized
Fruit Street GSA/Facility Oper. Maint.	1143-1145 East Fruit Street	Specialized
General Services Admin. Offices	14 Civic Center Plaza	Conventional
Chestnut Ave. Records Center & Surplus	1119 East Chestnut Ave.	Conventional
Sheriff/Forensic Annex Offices ^(a)	16 Civic Center Plaza	Conventional
LIBRARIES		
Crown Valley Parkway Branch ^(a)	30341 Crown Valley Pkwy.	Specialized
Santa Margarita Branch	30921 La Promesa (CFD)	Specialized
Dana Niguel Branch	33841 Niguel Road	Specialized
Lake Forest-El Toro Branch	24672 Raymond Way	Specialized
Irvine-University Park Branch	4512 Sandburg Way	Specialized
Los Alamitos-Rossmoor Branch	12700 Montecito Drive	Specialized
Stanton Branch	7850 Katella Avenue	Specialized

EXHIBIT

H

Pledged Assets List-No Values

Property Description	Address	Use
LAND		
Aliso Viejo Thomas F. Riley Library Site	SWC Pacific Parkway/Journey	
Joplin Ranch	Rose Canyon Rd.	
Westminster Civic Center Vacant Parcel	8180 13th Street	
PARKS		
Aliso and Wood Canyons Regional Park	Laguna Cyn Rd./Crown Valley	Park
Caspers Regional Park	33401 Ortega Highway	Park
Whiting Ranch Regional Park	S. of Santiago Cyn. Rd.	Park
General Thomas F. Riley Regional Park	Sec 10 R7W T7S SBBM	Park
Weir Canyon Regional Park	East of Serrano Ave.	Park
Peters Canyon Regional Park	Jamboree Rd./Canyon View Rd.	Park
Modjeska Nature Preserve	NW of O'Neill Regional Park	Park
^(A) Denotes properties currently encumbered under COP financings which are being refunded.		
^(B) Equivalent to Total Replacement Cost New.		

TO: Kim Maturkanich
FROM: Andi Culbertson *mac*
DATE: August 8, 1996
SUBJECT: Request

This is not a request for research!

In your review of the booking statistics in south County, have you developed any impressions as to whether the arrestees are south County residents? The issue here is whether the arrestees are from other areas of the County, coming to south County to "prey" on south County residents and businesses.

✓ Also, do you have a convenient set of definitions to distinguish a jail from a prison? I will also be asking this question of Barbara Stocker. I have reviewed the Penal Code, and do not find anything particularly on point.

Thanks!

EXHIBIT I

AGENDA

INITIATION AND COORDINATION MEETING MUSICK JAIL FACILITY

April 23, 1996

I. Purpose of Meeting

- a. Initiate EIR for Musick as full classification facility
- b. Identify lead agency and project manager
- c. Identify party responsible for preparation of plans

II. Division of Responsibilities

III. Schedule

IV. Conclusion & Direction

EXHIBIT J

000782

37

TASK/RESPONSIBILITY LIST

INITIATION AND COORDINATION MEETING MUSICK JAIL FACILITY April 23, 1996

GOAL: Certify EIR for Musick Expansion/Change in Classification in November of 1996

Task Summary

Expansion Program

Plan Preparation

Long Term Jail Solutions Report (or equivalent)

Title Report

Plotting of Easements and Constraints

Aerial

Technical Studies

EIR

Detailed Tasks and Suggested Assignment of Responsibility

Expansion Program

This task would consist of identifying the inmate population, breakdown of inmate classification, and type of buildings desired. It will also identify what portion of the site will be developed, where the "First Defense" fence (or equivalent) will be placed, and what buildings will be demolished or relocated.

Operational characteristics are also necessary at this time. Visiting hours, number of visitors, number of staff and shifts, and inmate release procedures should be stated.

It is possible to break this effort into two phases - the site design-intensive aspects (type and location of buildings, demolition/relocation, etc.), and the traffic/parking related aspects (staff shifts and number, visitor schedules and numbers, etc.).

Suggested Responsible Party: Orange County Sheriff

Plan Preparation

Plan preparation requires both the civil engineering discipline and site design discipline. It also requires a County determination of how detailed the building plan should be. At a minimum, the plan should be to scale, the buildings should be situated in such a manner as only minor modifications will be necessary in site design, easements and constraints should be plotted, and building heights/design elevations should be presented. Much of the building design and elevation can come from the Theo Lacy project, particularly if the County owns the architects' computer generated graphics program. Generally, however, it is best to make simple site plan alternatives, select the one that seems most feasible, plot the easements and non-buildable areas, then consult with the civil engineer to determine whether adjustments to the plan are necessary.

Assuming a population of the facility at 3200 inmates for discussion purposes, an arrangement very similar to the Theo Lacy layout could quickly be made. The tallest building in the Theo Lacy project was 66 feet. This would normally raise a question about conflict with the departure corridor for the adjacent airport (whether military or civilian). Although a specialized consultant would normally be necessary to establish whether the building was in a prohibited area for its height, it is expected that the County will be producing this information in conjunction with the Reuse Plan for El Toro by July, 1996, so it will be available.

It would appear that plan preparation can be conducted by the Sheriff's Department designers, and then verified by a consulting civil engineer, or even the EMA's engineers. A flown topo of the Musick facility at 80' scale would be most helpful to the Sheriff's Department in its design review. This would cost approximately \$4200 to fly, unless it is available from EMA, Transportation or the City of Irvine. Such 80' scale topo is already available from the Reuse Plan consultant for the expansion area on the base.

Suggested Responsible Party: Orange County Sheriff, in conjunction with consulting civil engineer (or EMA)

Long Term Jail Solutions Report

This report has been sought for some time, and was discussed during the Theo Lacy project. However, the report was never completed. Although the settlement in Theo Lacy prevented this from ever becoming a critical issue, it can be anticipated as a critical issue for this project, since it is mentioned in the record so often.

Suggested Responsible Party: County Administrative Office, in team fashion with the Orange County Sheriff

Title Report

A title report can be issued within one week of request for under \$700. It should be ordered immediately, as it identifies all recorded easements and constraints. A civil engineer can then plot these on the flown topo for use by the designer. Since this is a task frequently undertaken by EMA for Public Works projects, it is suggested that EMA be responsible for this item.

Suggested Responsible Party: Orange County EMA, Transportation Division or Right of Way Section

Plotting of Easements and Constraints

As discussed above, this can be done by EMA or a consulting civil engineer. However, it should be one of the first tasks as valuable time was lost in the Theo Lacy site design because these constraints were not identified at the outset.

Suggested Responsible Party: EMA

Aerial

An aerial is now being flown for the Musick 100-acre site at 80' scale. It will be ready April 23. An aerial for a larger area has already been generated by CAA to identify land use relationships.

Suggested Responsible Party: CAA

Technical Studies

Technical studies will be necessary for the EIR. Each study description is followed by a parenthetical which identifies the suggested responsible party.

Geology - Should already be available in GSA from last time that Musick was expanded, and should be adequate with County assistance for this project. (EMA)

Biology - A short walkover will be necessary on the 100-acre site, and this will be arranged by CAA. The NCCP, together with the Reuse plan EIR, should provide all the dates necessary for this effort. (CAA, EMA)

Traffic, Air - EMA, Transportation planning conducted these studies for the Theo Lacy EIR and did a fine job. (EMA)

Noise - Although EMA has noise report capability, an outside consultant was used in Theo Lacy and should probably be used again here. Mestre Greve is the CAA-suggested consultant. (EMA, CAA, MGA)

Aesthetics - This will be an important issue and it is recommended that computer-generated special graphics be done by Geographics. This firm has been highly successful in preparing very persuasive graphics of the buildings on actual photographs.

Economic Impact - If the County wishes to address this in the EIR, it should use the same consultant it always has, under the direction of EMA and CAA. (EMA, CAA)

Public Services - This should be essentially accomplished by interviews with the agencies and the input of the consulting civil engineer. (EMA, CAA)

EIR - This is an EMA effort, with consultant assistance. Its preparation is greatly assisted by the fact that the first screencheck of the Musick EIR is contemplated to be available a full month after the Reuse Plan EIR is scheduled for distribution, allowing the Musick EIR to benefit from the comprehensive data the County will prepare. If the two projects are not discussed in a single EIR (which seems to be the case), a very good argument can be made that the Reuse Plan EIR must be published first in order to guide the Musick discussions. (EMA, OCSD, CAA)



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

CONFIDENTIAL

Fax Transmittal

DATE: 4-23-96 TIME SENT: _____

TO: Brad Gates, Sheriff
Paul Ramos, Undersheriff

FROM: Adri Culbertson

SUBJECT: Massacre

TELEPHONE NUMBER TO: _____

FROM: (714) 581-3599

Draft outline

Wed 5/1/96 PM RUANE
3:12 EMA - Galsky
Right Outright Red Hill

(X) Wed 5-1-96 3PM CD

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EXHIBIT

MEETING WITH CEO JAN MITTERMEIER

Suggested Topics

GOAL: Board Certification of an EIR by the end of November, 1996

1. Relationship of Musick Jail Expansion and ETMCAS with Reuse Plan
 - a. Agricultural Area
 - (1) Only in area of clearing, not coastal sage scrub (CSS)
 - (2) Fence to be inside cleared area, not encroaching into CSS
 - b. 250 acre area
 - (1) Expansion of jail beds
 - (a) Probably not feasible at this time because of Natural Communities Conservation Planning Program (NCCP). The desired area for expansion is in the "reserve area".
 - (b) NCCP at a sensitive juncture at this point
 - (2) However, EOD can probably go forward if there is no CSS removal and Sheriff uses the same roads. Probably requires Bureau of Land Management approval, but may be able to start with the Marine Corps first, and then proceed to BLM. EOAC.
2. Musick Jail grounds (100 acres)
 - a. Need precise alignment of Alton Parkway through the Musick site, reorientation of entrance off Alton.
 - (1) Underway.
 - b. Need precise number of inmates by classification (like Theo Lacy) and general arrangement and height of buildings
 - (1) Need crash hazard/noise/height limitation information from Reuse Plan prior to May 1
 - (2) Probably 7,000 inmates if 250 acres cannot be used, but could be in a range of 5,400 to 7,000 inmates
 - (3) Need Reuse EIR to address traffic from jail expansion - jail expansion data available May 21 or earlier
 - (4) Full classification/service facility, with booking and release
 - c. Board of Supervisors should initiate EIR preparation on May 21 and full coordination between Sheriff, EMA, and CEO should be established. EMA and

42+
STAKES
10 ft
52+

000788 K-2 379

Sheriff to draw necessary plans. GSA to provide computer graphics from Lacy design.
HARRY DRAKE & ASS.

3. Sheriff to brief local city managers/mayors on proposal and need for facilities, using crime and booking statistics from 5 and 10 mile radius of Musick to persuade agencies that need for jail facility here is on basis of local demands.
4. Close coordination between Sheriff, CEO, EMA, and Reuse team necessary.

5. Long Term Jail Solution - Consultant, EMA, Sheriff 3 pages
6. Barbara Stocker on Alpha Musick
7. Sundell Belver - Long Term Jail Report
8. Total Contract Collection - 25,000,000 - need Total
9. ~~Collect~~ Musick Collateral for Bonding - J.A. Musick on list
10. NOP response on El Toro Release Report.
Vaccinity & Co - response of Sheriff
3 Plans ~~for~~ Sher. need response
Andi - Sher - EMA develop on response
DUE May 15th Deadline - What if date 21 or 22
11. Map EMA - Andi all detail & title etc?
12. 40 ac Farming
5 ac Rifle/Pistol
75 ac Driving Course
19 ac EOD
250 ac Jail site
13. Meet Mike Frost lunch Irving Brady
14. Sub STATION -

000789 K-3

**MUSICK FACILITY - INMATE RELEASES
1995**

Information provided by Al MacDonnell, Sheriff's Information Services (CDI) 8-7-96

16,107 Inmates released from Musick

1,100 were rearrested in 1995

20 were rearrested by Irvine P.D.

13 were rearrested by Lake Forest

None of the inmates was rearrested the day of or the day after their release date.

EXHIBIT L

000790

381



Culbertson, Adams & Associates
PLANNING CONSULTANTS

FAX TRANSMITTAL

DATE: August 9, 1996 TIME SENT:
TO: Kim Maurkanich
FROM: Andi Culbertson
SUBJECT: Musick
TELEPHONE NUMBER: TO:
FROM: (714) 581-3599

Remarks: We need to build a wall on the Alton Parkway side to hide the wire fences that will be installed (the First Defense Fence). It will be like Theo Lacy. What do you think of this sketch for illustrating that point? There will be no precise plan for the fence at this time, so its final location will be flexible.

I think it would be best not to have a sketch. Fencing was a critical issue in the Lacy EIR and we have not prepared a "detailed" fencing plan yet for Musick.

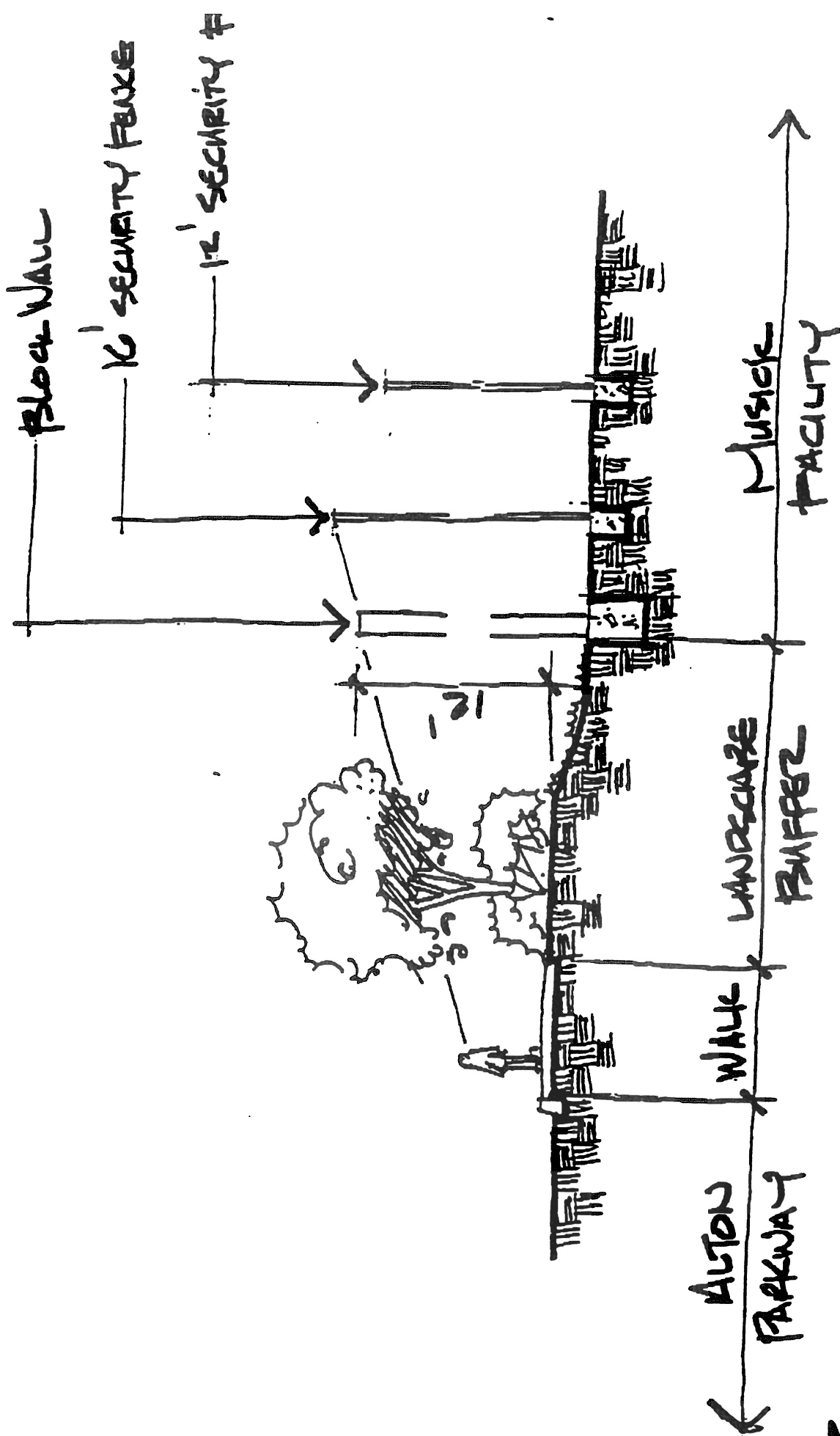
Kim

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EXHIBIT M

000791



AUTON PARKWAY
STREET SCAPE

NOT TO SCALE

M-2

000792

383



SHERIFF-CORONER DEPARTMENT
COUNTY OF ORANGE
CALIFORNIA

TELECOPY TRANSMITTAL SHEET

DATE: 8-9-96 TIME: 4:10 NUMBER OF PAGES: 3
(INCLUDES COVER PAGE)

TO: Andi Culbertson
NAME
Culbertson, Adams + Associates
3090 LOCATION
581-3599 1 581-2888
FAX PHONE NUMBER OFFICE PHONE NUMBER

FROM: Kim Maturkanich
NAME
Facilities Planning
LOCATION
647-4655 1 647-4652
FAX PHONE NUMBER OFFICE PHONE NUMBER

MESSAGES: _____

IF THERE ARE ANY QUESTIONS, PROBLEMS OR YOU DON'T RECEIVE ALL OF THE
PAGES CALL (714)

550 N. FLOWER STREET

P.O. BOX 449

SANTA ANA, CALIFORNIA 92702

(714) 647-7000



BRAD GATES
SHERIFF-CORONER

SHERIFF-CORONER DEPARTMENT
COUNTY OF ORANGE
CALIFORNIA

TELECOPY TRANSMITTAL SHEET

DATE: 8-2-96 TIME: 5:25 NUMBER OF PAGES: 3
(INCLUDES COVER PAGE)

TO: Andi Culbertson
NAME
Culbertson, Adams + Associates
LOCATION
581-3599 1 581-2888
FAX PHONE NUMBER OFFICE PHONE NUMBER

FROM: Kim Maturkanich
NAME
Facilities Planning
LOCATION
647-4655 1 647-4652
FAX PHONE NUMBER OFFICE PHONE NUMBER

MESSAGES: Per Clerk of the Board, this was not a
resolution; it was simply a minute order.
They will send copy to me sometime next week.
It is down in the "basement".

IF THERE ARE ANY QUESTIONS, PROBLEMS OR YOU DONT RECEIVE ALL OF THE
PAGES CALL (714)

550 N. FLOWER STREET

P.O. BOX 449

SANTA ANA, CALIFORNIA 92702

(714) 647-7000

STANTON
WEDER
VASQUEZ
ROTH
RELEY

OCTOBER 1, 1991

PAGE - 18

Motn
2nd
Noes

X
X

49. ORANGE COUNTY SERVICE AUTHORITY FOR ABANDONED VEHICLES (All Districts): County Administrative Office requests adoption of a resolution providing for the establishment of the Orange County Authority for Abandoned Vehicles to fund City and County abandoned vehicle removal abatement programs.

RECOMMENDED ACTION: Adopt resolution.

ACTION: Continued to October 8, 1991.

Motn
2nd
Noes

X
X
X

50. GYPSUM CANYON JAIL -- SIX MONTH STATUS REPORT (All Districts): County Administrative Office submits status report on Board directives related to the proposed Gypsum Canyon Jail.

RECOMMENDED ACTION: Receive and file status report.

ACTION: Approved as recommended, and add the following recommended actions: 2. Direct the County planning team to revisit the previous assumptions in light of changes that will occur or have occurred over the last few years in the jail system. Such factors as increased use of intermediate sanctions (alternatives to incarceration), cite and release and implementation of jail booking fees suggest that further review of jail populations trends is warranted. Given the dynamic nature of the jail system in Orange County, projections of long-term jail bed needs should be regularly updated. 3. Direct the County Administrative Office to develop a list of recommendations on short-term alternatives and report back to the Board of Supervisors no later than December 10, 1991. 4. Direct the County Administrative Office to complete a comprehensive financial plan prior to the development of any long-term alternatives. 5. After Board approval of a financial plan, the County Administrative Office will review and prioritize all long-term alternatives to relieve jail overcrowding and present their recommendations to the Board of Supervisors.

N-2

000795

386



CULBERTSON, ADAMS & ASSOCIATES
PLANNING CONSULTANTS

Fax Transmittal

DATE: 8/2/96 TIME SENT: _____
TO: Brad Gies
cc: Paul Adams
Jerry Davis
FROM: Dudie Culbertson
SUBJECT: Isis - in 1896
TELEPHONE NUMBER TO: _____
FROM: (714) 581-3599

Sheriff,

I thought you would enjoy this. I was
going to make it then forward to the EIR,
Just thought better of it!

Dr. Alexander Rowan was a physician from Ohio & brother in
law to William Sargison. He wrote columns for the S.A. Standard /

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85 ARIGONAUT, SUITE 220 • ALISO VIEJO, CALIFORNIA 92656 • (714) 581-2838 • FAX (714) 581-3599

EXHIBIT ○
000796

0 (1,200 0 cu)
 w. - photo

residents of the ranch drew a great deal of attention because of their beautiful Belgian draft horses and unusual ostrich farm. They didn't live there too long. On July 18, 1910, just thirteen days after he moved in, Father Queen's Belford Terrace caught

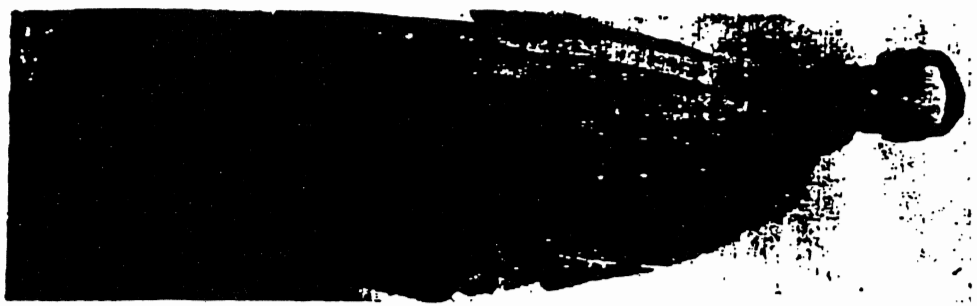


Photo of Father Queen, a one-time owner of Belford Terrace in San Juan, died of myocardial infarction. Courtesy of the San Juan Capistrano Historical Society

fire and burned to the ground. "Lightning had struck the top of the house about twenty minutes after six," wrote Father St. John O'Sullivan in his diary. "All were aroused and looked about, but could see no damage; however, after some time, someone at a distance saw the top of the house on fire and gave the alarm. The gardener, Josef Gullmont, climbed up with an ax and tried to cut away the burning part, but failed to stop the fire and the whole house burned." It was never rebuilt.

While Belford Terrace was the epitome of sophisticated San Juan, a more raucous type of entertainment could be found downtown in what Rowan called "Forester's opera house." No one can remember which building was thus dubbed and Rowan failed to pinpoint its location, but it could have been the Casa Grande or the Woodmen's Hall or a two-story building on the corner of Verdugo and Camino Capistrano which had a score downstairs. Whichever building it was, the "opera house" contained an area for dancing, billiards, cards, and had rooms to let. It was a popular place to gather, especially on Saturday night. What should have been a relaxing event — the weekly concert — wasn't always. One, which took place in March of 1894, turned into a free-for-all typical of the rock concerts of the 1960s.

"Our weekly concert in San Juan was turned into a noisy festival and love feast in honor of Bacchus," wrote Rowan. "Blood flowed freely; one head was broken; some got it in the neck and a tragic ending seemed imminent for awhile." The district attorney came to San Juan to

prosecute the miscreants, but couldn't get enough information for a case, so he left and no one was jailed. If he had found someone willing to press charges, storing the accused villagers would have been a problem. Having no overnight jail cell was causing problems even two years later when citizens decided to do something about it.

"One thing I would like to emphasize is that the great big guns of the county had better turn their local officials the necessary means of discharging their duties or quit their abominable growing," wrote Rowan in January of 1896. "I refer to the establishment of a jail at this place. Our best citizens have taken the matter in hand and have submitted the matter to the proper authorities. Hereafter let the blame rest where it belongs." County officials were not immediately receptive to the idea. Taking matters into their own hands, the residents of San Juan commissioned a local blacksmith to make their own jail cell. The Board of Supervisors then voted



Illegal frame addition is still standing today and is the home of the Capistrano Indian Council Museum. Courtesy of the San Juan Capistrano Historical Society

a small amount of money to build a structure to house the cell. In the November 28 issue of the *Standard*, Rowan wrote that the new jail and courthouse are nearing completion and would be an ornament to the upper corso. He does not, however, elaborate on the location, and we can only assume that the jail cell that old-timers remember being on the west side of Camino Capistrano,

near where the Trading Post is today, was the one built in 1896. It was relocated to the rear of the Combs residence and remained there for a number of years. Even with the addition of a new jail, the job of constable of San Juan Township was an unpopular one. County records show that between 1891 and 1910 there were eleven different men who held the job.

San Juan Capistrano was not a big town, but it experienced many visitors. Many of them passed through during the summer on their way to one of the most popular places in Southern California, a place discovered by Indians and translated into profits by Michael Krazevski — the San Juan Hot Springs.

"Almost all diseases of a chronic nature are cured by a stay from three to six weeks at this thermal bathing place," wrote Rowan in 1897. "Drinking the water, too, will speedily work almost a miracle in rheumatism, skin disease, trembling nerves, uric acid troubles of all kinds, indigestion and melancholia."



Judge Richard Egan's testimony that a man hung before fire destroyed the roof. Courtesy of the San Juan Capistrano Historical Society

000797

0-2

989

NOTE :

see more copies
by Paula Kelly



Medicineville, Ore., was the first place
convicted in Orange County. S
San Quentin after serving two y
her three-year term. She was an
attempting to obstruct a trial.
Courtesy of Jim Slaughter

race, a residence that was
scene of frequent social en
The Belfords owned the c
vacationed in Europe, and
their daughter to a boardin
school. When they moved
Juan they bought the Mon
property on Valencia Run
the north side of Ortega H
way) and built a huge Vict
mansion with towers and
where a humble adobe on
stood. When completed, B
Terrace was one of San Ju
showplaces. It was lit by s
five gas jets and took two
cars full of furnishings to f
contained, according to Ar
the "grandest collection of
tiques, books, and painting
great masters" and its libra
alone contained twenty-five
hundred volumes.

The Belfords were gone i
1910. The cannery, beset b
problems, eventually failed
the house was sold. The n
next owner was Father Alf
Quera, a European of Fre
extraction who came to Sa
with a colony of settlers, al
whom lived in the "old Bel
place" as it was then called

O-3

000798

389

AGENDA ITEM TRANSMITTAL

RECEIVED

CONSENT ☒ YES
☐ NO

52 JAN 17 AM 10:13

CLERK OF THE BOARD
CLARK COUNTY
BOARD OF SUPERVISORS

AGENCY/DEPT. USE
CLERK USE ONLY
CAD REVIEW
☒ Concur
☐ Do Not Concur
☐ Exempt

67

TO: BOARD OF SUPERVISORS COUNTY OF ORANGE

FROM: COUNTY ADMINISTRATIVE OFFICE

CONTACT FOR INFORMATION
Jonathan A. Wollin

E34-

Ronald S. Rubino

E34-

MEETING DATE	SUBJECT	SU
January 28, 1992	REPORT ON SHORT-TERM JAIL SOLUTIONS	2

SUMMARY OF REQUEST (Description for agenda)

County Administrative Office, on behalf of the Criminal Justice Committee Jail Planning, submits this Report on Short-Term Jail Solutions.

ADDITIONAL DATA:

See attached report.

PREVIOUS RELEVANT BOARD ACTIONS ON THIS SPECIFIC ITEM:

October 1, 1991

FUNDING SOURCE(S)	CURRENT YEAR COST 1992-93	ANNUAL COST	BUDGETED? <input type="checkbox"/> YES
County General Fund	\$2,397,600	\$4,990,000 to \$5,657,000	

WILL PROPOSAL REQUIRE ADDITIONAL PERSONNEL? <u>Yes</u> . Amount to <u>be determined</u>	CONSISTENT WITH BOARD POLICY?
<input type="checkbox"/> NO IF YES, STATE NUMBER <u>PERMANENT</u> <u>LIMITED TERM</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NEW ITEM OR EXC

RECOMMENDED ACTION

1. Receive and file report.
2. Approve the recommendations contained in the attached report.

EXHIBIT P

CONCURRENCES (If applicable)

Criminal Justice Committee
on Jail Planning

ATTACHMENTS

Short-Term Jail Solutions Report

Ronald Rubino

Ronald S. Rubino, Director

Ernie Schneider

Ernie Schneider
County Administrative Officer

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COUNTY ADMINISTRATIVE OFFICE

January 16, 1992

TO: Members, Board of Supervisors
FROM: County Administrative Officer
SUBJECT: Report on Short-Term Jail Solutions

This report responds to the Board directive of October 1, 1991 to develop a list of short-term jail solutions and the financial implications. It is the product of a multi-departmental effort consisting of the CAO, GSA, Sheriff, HCA, County Counsel, EMA, District Attorney and Probation.

Operational and legal feasibility, timing, and affordability were the key criteria used to develop the short-term solutions.

Based on those criteria, the jail report identifies a 258 bed expansion of the Theo Lacy Branch Jail and the addition of 300 slots in a variety of community programs as the most affordable, expeditious and feasible solutions.

While the identified solutions provide options which would accommodate an additional 658 inmates in the system, it discusses the CEQA and potential litigation issues and the estimated costs and timeframes associated with those issues.

Expansion of the existing James Musick Honor Farm is not presented as a short-term solution due to the significant cost and time factors associated with providing the necessary facilities to support additional housing units.

Similarly, construction of additional barracks at Theo Lacy beyond the new barracks which are presently under construction there are also not presented as short-term solutions due to cost, time and other factors.

Members, Board of Supervisors
January 16, 1992
Page 2

Total costs to implement the short-term solutions which are presented in this report are \$4.9-\$5.7 million of which approximately \$500,000 are one-time expenses. The phase-in of the 358 additional beds at Theo Lacy should be completed by September 1993 and the implementation of the expansion to the community programs should take from one to three years.

There are presently no new revenue sources to pay for the costs associated with implementing the short-term solutions. Rather, these expenses will have to be borne through projected growth in the County's General Purpose Revenues, probably at the expense of projected growth in other County agencies and departments. To the extent that the projected growth in revenues does not occur, the County may be required to reduce services in existing programs.

Following are the recommended short-term solutions presented in this report:

1. Endorse the feasibility of an expansion of Theo Lacy by 358 additional beds and the expansion of community programs including electronic home confinement and the work furlough program by up to 300 slots over a three year period beginning in 1992.
2. Direct the CAO, in conjunction with GSA and the appropriate lead department, to develop separate work programs to define the implementation of their respective projects.
3. Direct EMA to provide CEQA documentation in conjunction with the projects listed in 1. above and to commence preparation of environmental documentation for the potential further expansion of Theo Lacy to a total capacity of approximately 2228.
4. Further direct EMA to provide support to the Sheriff, Municipal Courts, and Superior Courts in preparing environmental documentation for any programs they may choose to pursue as independent lead agencies pursuant to CEQA.

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Members, Board of Supervisors
January 16, 1992
Page 3

5. Authorize the CAO to work with the County's Sacramento lobbyist to propose and initiate legislation to expand the statutory authority for the early release of sentenced adults and juveniles in the County Correctional System; and to seek new statutory language to grant exemption from the California Environmental Quality Act for the construction or expansion of jail or juvenile detention facilities for any County which is subject to court order restricting inmate population in one or more of that County's jails or juvenile detention facilities.


Ennie Schneider

JAW:el/001457

Attachment

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COUNTY OF ORANGE
CRIMINAL JUSTICE COMMITTEE ON JAIL PLANNING
SHORT-TERM JAIL SOLUTIONS

Prepared By
County Administrative Office

January 1992

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SHORT-TERM JAIL SOLUTIONS

A. INTRODUCTION

On October 1, 1991, the Board of Supervisors directed the County Administrative Office to develop a list of recommendations for short-term jail solutions for Board consideration.

The criteria used in developing short-term solutions are:

- . Must be attainable within 1-5 years.
- . Must be economical in order to be funded from existing revenue sources.
- . Must not violate the present Federal Court Order.
- . Must not violate other constitutional rights of inmates.
- . Must not have a negative impact on public safety or inmate safety.
- . Must be operationally and legally feasible.

County Administrative Office staff have met with staff from Sheriff's Department, General Services Agency, Health Care Agency, County Counsel, Environmental Management Agency and Probation Department for their input.

The Criminal Justice Committee on Jail Planning has approved short-term solutions presented in this report. The committee consists of the following department heads: Sheriff-Coroner, District Attorney, GSA Director, EMA Director, HCA Director, County Probation Officer and the County Administrative Officer.

The recommended short-term jail solutions in this report will provide options to accommodate an additional 658 inmates over which is currently planned. The estimated full annualized costs for short-term solutions are \$4,909,000 to \$5,657,000 of which \$467,000 to \$487,000 are one-time costs and \$4,442,000 to \$5,170,000 are annual costs.

There are presently no new revenue sources to pay for the costs associated with implementing the short-term solutions. Rather, these expenses will have to be borne through projected growth in the County's General Purpose Revenues, probably at the expense of projected growth in other County agencies and departments. To the extent that the projected growth in revenues does not occur, the County may be required to reduce services in existing programs.

B. JAMES A. MUSICK

1. Facilities Expansion

The expansion of James A. Musick includes 208 minimum security beds, expandable to 272. Additional beds would be provided through construction in a concrete structure of one 208 bed barracks, Lacy "G" type building. This type of construction required in order to provide a secure facility which permits the Sheriff flexibility in assigning inmates and therefore, tent housing should be discouraged. Existing tent housing was considered temporary. According to CEQA, was likened to a temporary similar to a circus or carnival. However, the future expansion of temporary facilities can no longer be construed as exempt from CEQA.

The addition of support facilities, as follows, required in order to meet constitutional requirements as well as established correctional standards:

- (1) One Administration building which includes kitchen, dining, medical, staff support and jail administration. (85,300 s.f.).*
- (2) One inmate program building which includes visitation chapel, library and inmate programs (17,280 s.f.)
- (3) All site improvements are included.
- (4) Furnishings are not included.

* Items one and two support the entire Musick Facility

Cost

Construction \$31,000,000 (see Attachment A)
EIR/Litigation \$1,000 - \$30,000

CEQA

Significant physical changes at the Musick facility (e.g. construction of additional structures or the placement of temporary facilities) would trigger the need for a supplemental EIR. Preparation of a supplemental document would require public circulation and notification similar to that required for a draft EIR. Preparation of a supplement would cost approximately \$30,000 and require six to nine (6-9) months to arrive at final approval.

Minor physical changes could be handled by the use of a Categorical Exemption under CEQA. This type of CEQA finding can be processed in-house by existing staff and would take two (2) to (4) weeks to complete. As a worst case this type of project would require a Negative Declaration which would take approximately (4) to six (6) weeks to process. Total cost would be less than \$1,000.

Due to the construction cost of this project it is not be considered as a short-term solution.
(Attachment A).

2. Management Variables

This proposal involves no physical changes to the existing facilities but does require changes to the inmate classification system. As the management issues are subject to the jurisdiction of the Sheriff and are not under control of the Board of Supervisors, the Sheriff would act as a lead agency under CEQA with technical CEQA support provided to the Sheriff by EDC. This will change management variables at Musick to provide increased flexibility for operations.

C. EXPAND THEO LACY - 358 Beds

The present operating capacity of Theo Lacy Branch Jail is 808. The new construction consisting of C & E Barracks and I and J single cells will increase the operating capacity by 1326 beds for a total of 1326. This proposal considers increasing the capacity by an additional 358 beds for a total operating capacity of 1684 beds. It is estimated that these increases will be completed by September 1993.

1. ISSUES

THEO LACY - CEQA

This project proposes double bunking of the expansion facility which is now under construction to provide an additional 358 beds. These beds will be phased in and, under optimal conditions, the final 358 could be available by September 1993. The environmental documentation previously prepared for the expansion of this facility probably provides



BRAD GATES
SHERIFF-CORONER

SHERIFF-CORONER DEPARTMENT
COUNTY OF ORANGE
CALIFORNIA

TELECOPY TRANSMITTAL SHEET

DATE: 5-2-96 TIME: 1015 NUMBER OF PAGES: 12
(INCLUDES COVER PAGE)

TO: Andi Culbertson
NAME

Culbertson, Adams + Associates
LOCATION

581-3599 / 581-2888
FAX PHONE NUMBER OFFICE PHONE NUMBER

FROM: Kim Maturkanich
NAME

LOCATION

647-4655 / 647-4652
FAX PHONE NUMBER OFFICE PHONE NUMBER

MESSAGES: Per your request - Sheriff's Notice of
Interest Application For El Toro.

IF THERE ARE ANY QUESTIONS, PROBLEMS OR YOU DON'T RECEIVE ALL OF THE
PAGES CALL (714)

EXHIBIT Q

ORANGE COUNTY SHERIFF-CORONER



**Notice Of Interest Application For
Property And/Or Buildings At
Marine Corps Air Station (MCAS), El Toro**

**Prepared For Orange County
Local Redevelopment Authority**

November 14, 1995

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Q-2 398

**NOTICE OF INTEREST OF BUILDINGS AND PROPERTY AT
MARINE CORPS AIR STATION (MCAS), EL TORO**

ORGANIZATIONAL PROFILE

1. Legal name; address and telephone number of applicant:

County of Orange (714) 538-9668
2. Name and title of Contact person:

Captain Ed Hendry
Sheriff-Coroner Training Division
(714) 538-9668
3. Person authorized to complete transfer of property by deed or lease:

Janice Mittermeier, Chief Executive Officer or her designee
4. Identification of applicant as a governmental agency:

The County of Orange is a political subdivision of the State of California
5. The Sheriff-Coroner is a mandated branch of County government responsible for public safety, care and custody of prisoners and the training of peace officers, as defined in the California Penal Code. The Sheriff has provided public safety and maintained a jail since 1889. The Sheriff has provided the state mandated law enforcement training since 1965. The property and/or buildings requested are to continue these established and mandated programs for public safety.

DESCRIPTION OF BUILDINGS OR PROPERTY REQUESTED

1. Type of buildings or property required to implement the program:
 - a. The 19-acre *Explosive Ordnance Disposal Range* at the north end of Magazine Road. This is the only bomb disposal site between the Los Angeles County Sheriff E.O.D range in Newhall and the Camp Pendleton E.O.D. range.
 - b. Acreage and buildings to establish a Regional Public Safety Training Center for training all law enforcement, corrections and fire employees in Orange County.

Approx. 25 acres
 - c. The acreage currently known as the MCAS El Toro Pistol/Rifle Range to be used with the Regional Public Safety Training Center.
 - d. 75 acres of land next to the existing MCAS El Toro Pistol/Rifle Range to construct an Emergency Vehicle Operation Course to be used in conjunction with the Regional Public Safety Training Center.

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e. 250 acres of land designated as a County Jail site.

42-acre
Parcel
(see correction
memo dated
March 21,
1990)

f. The 79-acre parcel located just north of the James A. Musick Facility between Bake Parkway and the proposed extension of Alton Parkway for future expansion of the James A. Musick Branch Jail.

2. Anticipated new construction or rehabilitation for program implementation or to bring into compliance with local building codes.

a. The 19-acre E.O.D. range:

It is our desire to continue to use this range as it is currently constructed. The current maximum of 25 pounds of explosive per shot would be reduced to a maximum of five pounds per shot to reduce the noise level.

b. Acreage and buildings to establish a Regional Public Safety Training Center:

Because this is not site specific, we do not know what buildings and/or property might be available for this program. However, we do anticipate extensive rehabilitation of any current building and expect that considerable new construction would be required.

c. MCAS El Toro Pistol/Rifle Range:

Pistol and Rifle ranges are required to support the Regional Public Safety Training Center. New construction and site selection are costly and present environmental problems. It is our desire to continue operating these ranges as constructed with some rehabilitation to comply with the County building code.

d. 75 acres of land adjacent to the MCAS El Toro Pistol/Rifle Range to construct an Emergency Vehicle Operation Course associated with the Regional Public Safety Training Center.

This would be new construction consisting of roadways and a vehicle skid pan with at least two classrooms that could support both the pistol range and driver training programs.

e. 250 acres of land designated as a County Jail site. Because this is not site specific, we do not know what current buildings might be incorporated. However, we anticipate that most of this would require new construction.

f. The 79-acre parcel north of the James A. Musick Jail:

This would be designated for future jail expansion with no immediate construction plans. This land would be used immediately for field crops for prisoner consumption.

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3. Related personal property to carry out the proposed programs:

Both the County Jail and Training Center programs will be in need of all types of office equipment including desks, chairs, file cabinets and computers. The Training Center would need several trucks and cars for maintenance and training.

4. Applicable statute for public conveyance:

The following statutes would apply to this request for 100% benefit allowance:

40 U.S.C. 484(e)(3)(H) - General Public use
40 U.S.C. 484(k)(1)(A) - Education
40 U.S.C. 484(p) - Correctional Facility

5. Applicants' ability to purchase or lease the requested property:

The County of Orange is unable to purchase or lease this property and is requesting public conveyance for the benefit of all County residents.

DESCRIPTION OF PROPOSED PROGRAM OR SERVICE

1. Describe the program being proposed. Include the nature, characteristics and intensity of use (e.g., number of clients visiting facility per day) of the requested buildings or property.

- a. The 19-acre E.O.D. Range:

We anticipate less than 12 persons using this property two to three times per week to dispose of a bomb or conduct training.

- b. Regional Public Safety Training Center.

Both basic and advanced training for all levels of law enforcement, corrections (including Probation) and fire protection will be conducted at this regional training center in conformance with the State's training plan mandated by Penal Code section 13508.

The training center will serve the training needs for the 5,000 peace officers, 2,600 firemen and 290 probation officers currently employed in Orange County. On any given day, we could anticipate as many as 972 persons and vehicles associated with the various aspects of this training center.

- c. Pistol/Rifle Range:

Included in (b) above.

- d. Emergency Vehicle Operation Course:

Included in (b) above.

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- e. 250 acres for a County Jail site:

This would be a long term maximum security jail housing 7,000 prisoners. On any given day we could anticipate approximately 2,000 employees and their vehicles plus between 1,800 and 2,600 visitors and their vehicles using this complex. This would require parking for about 3,500 vehicles at any one time (Gypsum Canyon EIR).

- f. 79-acre parcel north of the Musick Branch Jail.

This property would be used for future expansion. It will most likely be used initially for growing field crops.

2. How the requested buildings or property is necessary for program implementation:

- a. The 19-acre E.O.D. range:

This is the only ordnance disposal site between the Los Angeles Sheriff E.O.D. range at Newhall and the Camp Pendleton E.O.D. range. We currently use this bomb disposal range two or three times weekly for explosive disposal or training. The Sheriff operates the only Hazardous Devices Squad in Orange County, currently averaging 10-15 calls for service per week. Having to transport a live bomb to Newhall or Camp Pendleton is additional time and citizens are exposed to the unstable destructive device.

Training is a prime aspect of this very specialized work. Requiring the County's only bomb technicians to travel to Los Angeles or San Diego counties for training would leave Orange County without this service while they are away.

- b. Regional Public Safety Training Center.

Land and buildings in Orange County are very expensive. California Penal Code 13508 has established a statewide training plan to consolidate public safety training at 11 locations in 11 defined regions. Orange County is a stand alone region with 5,000 peace officers, 2,600 firemen and 290 probation officers. The Legislature is considering funding the construction of these regional training centers, but *will not* pay for the land. It is in the County's best interest to locate suitable land to enable us to apply for the construction funding which will benefit all public safety forces in Orange County. This is a unique opportunity to meet this need at a time when funds for land purchasing do not exist.

- c. Pistol/Rifle Range:

Included in (b) above

- d. 75 acres for Emergency Vehicle Operation Course.

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Included in (b) above.

Also, current emergency vehicle training is conducted at the San Bernardino Sheriff facility. We have been put on notice that they probably cannot meet our training needs after the year 2000. We must find an emergency vehicle training location and this will meet our training needs.

e. 250 acres of land for a County Jail:

After years of searching for land and a suitable location for a 7,000 bed maximum security jail, both cost and locations have been unacceptable. This location would allow the County to obtain the required 250 acres at no cost and a location that might be acceptable to most of the residents.

f. The 79-acre parcel north of the Musick Branch Jail:

The County wants to expand the Musick Branch Jail and this is the only available land. We have wanted to lease this land from the Marines, but they demanded too much. This small parcel would be of great benefit to our County jail system for growing crops now and undetermined expansion needs in the future.

3. Assessment of the need in the community for the proposed programs:

a. 19-acre E.O.D. Range:

With only one Bomb Squad in all of Orange County and only one range to detonate an unstable bomb, this location is essential for the safety of the residents and visitors to Orange County. If this range is eliminated, the taxpayers of Orange County will be forced to purchase a remote canyon somewhere in Orange County for the training and bomb disposal.

b. Acreage and buildings for a Regional Training Center:

The State Legislation wants to fund construction of the Regional Public Safety Training Centers throughout the state, but will not purchase property. We must own the property for this mandated training before we can qualify for the construction funds. Current training for law enforcement, corrections and fire is scattered throughout the County with duplication of classrooms, administration and other aspects that are more economically consolidated and shared by all public safety mandated to present training to the 7,900 public safety employees in Orange County.

c. El Toro Pistol/Rifle Range:

Pistol and rifle training is an essential and mandated portion of training throughout a peace officer's career. Finding suitable land and construction funding is very difficult. Here is an opportunity for the citizens of Orange County to obtain ranges that their Federal taxes have already been spent to

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construct. This is a significant savings to our taxpayers and would be a waste of our Federal tax dollars if it is not obtained.

- d. 75 acres for an Emergency Vehicle Operation Course.

There is no Emergency Vehicle Operation Course in Orange County. Nearly 7,900 public safety employees drive police cars, ambulances and fire trucks daily, but must travel to San Bernardino for training. We need a high speed driving course and skid pan to properly train law enforcement and fire on the techniques of emergency vehicle operation. The citizens demand that public safety have this skill.

- e. 250 acres of land for a County Jail:

Every citizen in Orange County is aware of the overcrowded jail system that has been seeking relief for years and continues to release prisoners early because of lack of jail space. Here is an opportunity to obtain the land and a suitable location to resolve this continuing problem that exposes the residents to criminals that should be locked behind bars.

- f. The 79-acre parcel north of the Musick Branch Jail:

Our need to expand our jail system has been constant since 1889 and will continue forever. We must have the land to build jails to protect the citizens. Expanding an existing jail is more acceptable than trying to obtain voter approval for a new location. The need is great and few citizens would find fault with planning for the future.

4. Not Applicable

5. Describe the process involved and an assessment of the time required to commence the implementation of the proposed program and complete any necessary improvements/modifications.

- a. The 19-acre E.O.D. Range:

We would use this range as it is now and could begin (continue) use immediately.

- b. Acreage and buildings for a Regional Public Safety Training Center:

This facility must be designed, then funding obtained before construction or refurbishing could begin. This would be a combined effort of Rancho Santiago Community College, Golden West College and perhaps two other colleges. It would be coordinated by a Regional Training Committee with representatives from law enforcement, corrections (probation), fire and the colleges. The committee is in place, the POST Commission is seeking construction funds through the provisions of PC 13508 and pending legislation AB1020, a two-year bill that will be acted upon next session.

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The colleges have pledged their continued financial support for this public safety training effort.

Because the funding legislation is still pending and the actual acquisition date is unknown, we cannot determine the start date of construction.

c. El Toro Pistol/Rifle Range:

Although this would be part of the Regional Public Safety Training Center, the ranges are now operational and we would desire to operate them immediately after obtaining the property.

d. 75 acres for an Emergency Vehicle Operation Course:

We desire to model this after the highly successful San Bernardino Emergency Operation Course and this could operate independent from the Regional Training Center. We would want to begin construction on this facility immediately.

e. 250 acres for a County Jail.

Land is the critical aspect in locating a 7,000 bed jail. Funding would require voter approval. It is unknown how soon construction could begin.

f. 79-acre parcel north of the Musick Branch Jail:

This is desired for future expansion. Irrigation is available at that property, so we would begin growing field crops immediately.

6. Describe the program's economic benefit to the surrounding communities including the number and type of jobs created:

a. The 19-acre E.O.D. Range:

Continuing to use this range will save the community the cost of purchasing a remote canyon to duplicate this range. It will also save the time, expense and danger of having to transport an unstable bomb to either Newhall or Camp Pendleton. No additional jobs would be created.

b. Acreage and buildings to establish a Regional Public Safety Training Center:

The economic benefit to the community is considerable. State funding to construct this training center will create many construction jobs in various construction trades. Interior furnishing will contribute to the local economy. This training center will require some additional office staff and maintenance employees. The greatest benefit will be in the hundreds of entry level law enforcement, corrections and fire employees that will be employed and trained each year providing new jobs in the community.

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Q-9 42

c. El Toro Pistol/Rifle Range:

The major economic benefit to the community will be the ability to operate a law enforcement pistol/refile range without expending tax dollars to build a new one. No additional jobs will be created.

d. 75 acres for an Emergency Vehicle Operation Course.

The economic benefit to the surrounding communities is considerable. Law suits resulting from emergency vehicle accidents can cost governments millions of dollars. We must have a local driving course to facilitate this training or accept the legal and financial results for failure to properly train.

Many jobs will be created, including a training manager, six full-time instructors, 15 part-time instructors and three office staff (using the San Bernardino model).

Providing training to private industry will create revenue to reduce operating cost, which translates to reduced tax funding.

e. 250 acres for a County Jail.

Construction of this jail will create jobs for many construction crafts. Furnishing the offices will contribute to the local economy. Job training will be provided to some prisoners. The greatest economic benefit will be the creation of 2,000 new jobs to operate this 7,000 bed jail. The types of jobs will be deputy sheriff, correctional officers, vocational instructors, doctors and nurses for the medical staff, office staff for administration, maintenance workers of all types and cooks.

f. The 79-acre parcel north of the Musick Branch Jail:

Field crops could be grown immediately, which reduces the costs to feed prisoners. If future expansion is desired the property will be owned and available, saving the community the purchase price for additional property

FINANCIAL INFORMATION

1. Applicants existing and future funding sources.

a. 19-acre E.O.D. Range:

The Hazardous Devices Squad is funded by County General Revenue and Prop 172 state funding. However, operating this range would not require any additional funding.

b. Regional Public Safety Training Center.

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Current training is funded by General County Fund and Prop 172 State funding, POST Commission training reimbursement and Rancho Santiago Community College. Construction would be funded through AB 1020 (scheduled for the Appropriations Committee when the Legislature reconvenes in January 1996) and several colleges who desire to fund the Regional Training concept.

c. El Toro Pistol/Rifle Range.

This would most likely replace the operation of one of our aging pistol ranges, so no additional funding would be required.

d. 75 acres for an Emergency Vehicle Operation Course:

We anticipate construction funding from AB 1020 and the colleges that will sponsor this training. Using San Bernardino as a model, private industry contributed because they wanted a facility for training their employees. We anticipate that State funding, colleges and private industry will provide the funding and materials for this potential revenue generating vehicle training course.

e. 250 acres for a County Jail site:

Because this project is several years in the future, there is no identified funding source at this time; however, State bond funds could become available.

f. 79-acre parcel north of the Musick Facility:

No funding would be required as this is designated for future expansion.

2. Applicant's financial ability to:

a. Acquire buildings or property: No funds are available; public benefit conveyance is requested.

b. Implement the program or service. See "Financial Information, 1." above.

c. Participate in the cost of any required public service/facility improvements: This would depend upon the available County resources at the time.

d. Obtain necessary utility services to serve the facility: This would be a part of the construction cost for those areas that are not currently operating.

e. Bring the requested property into compliance with local building codes: Because we have not inspected the buildings that might be provided, we do not know the extent. However, the funding sources outlined in "Financial Information, 1." is considered sufficient.

000817



County of Orange

MEMO

March 21, 1996

TO: Joan Golding, Manager, EMA/Advanced Planning *J. Golding*
FROM: Captain Ed Hendry, Sheriff-Coroner/Training Division
RE: Notice of Interest for El Toro dated November 14, 1995
=====

A typo has been discovered in our request. At the top of page 2, section 1.f. makes reference to a "79" acre parcel north of the James A. Musick Facility. Actually that is a "39" acre parcel.

All other references to this parcel should be changed from "79" to "39" as follows:

Page 2, Section 2.f.
Page 4, Section 1.f.
Page 5, Section 2.f.
Page 6, Section 3.f.
Page 7, Section 5.f.
Page 8, Section 6.f.
Page 9, Section 1.f.

EH:tj:1007

Total Acres = 42

Minus Water - 4.378
District acres
Property

Remaining
acreage 37.663

000818

Q-12408

Stephen G. White, MAI**Real Estate Appraiser**1370 N. BREA BLVD., SUITE 205 • FULLERTON, CALIFORNIA 92635
(714) 738-1595 • FAX (714) 738-4371

October 3, 1996

Christopher G. Caldwell
Hedges & Caldwell
606 South Olive Street, Suite 500
Los Angeles, CA 90014-1507Re: Preliminary Review of EIR No. 564
Musick Jail Site Expansion/Etc.

Dear Mr. Caldwell:

In accordance with your request, we have examined, in it's entirety, EIR No. 564 for the James B. Musick Jail Expansion and Operation, Relocation of Interim Care Facility, and the Southeast Sheriff Station. The purpose of this examination has been to study whether EIR No. 564 adequately considers the impact of the proposed facility on the surrounding area.

Our focus has been on social or economic changes that relate to potential physical changes in the area. We are familiar with this area and have made a current inspection of it. Therefore, the most significant portions of the EIR, in our review, have been the following:

5.12 Socioeconomic Effects, Pages 184 & 185

Appendix L, entitled Economic Analysis by Tarantello & Associates.

From our preliminary examination, we believe ~~that~~ the EIR inadequately considers the impact of the proposed facility on the surrounding area. An explanation is in the following paragraphs.

The conclusion that property values will not significantly be affected is based only on the "announcement" that the expansion is being considered. (This is discussed in more detail by us under Tarantello.) It is the 7,584 inmate facility for minimum to maximum security, as if actually constructed and in operation, that the studies are to consider--not just the "announcement".

Reference to FEIR No. 558, for the Theo Lacy Jail Expansion, is part of Section 5.12.2. The writers of subject EIR No. 564 indicate that Theo Lacy confirms their opinion that "no significant impacts were found". Yet, the EIR writers follow this up with the statement that Theo Lacy is a different jail in another part of the county. These two differences, which we believe are substantial, are felt to minimize weight given to Theo Lacy.

The Tarantello report, on Page 5, under OBJECTIVE, describes two types of statistical techniques, etc. Thereafter follows a comprehensive and lengthy study. It concludes that the announcement has not significantly impacted property values.

EXHIBIT R

000819

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Christopher G. Caldwell
October 3, 1996
Page 2

In our examination of this conclusion, it is evident that their report assumed that the announcement itself was the jail event to be studied. We believe the announcement is far less meaningful than the reality of the facility as if constructed and in operation.

Furthermore, is the public really informed and impacted by only the announcement. On Pages 28-30, entitled, BROKER/AGENT COMMENTS AND ATTITUDES, there are interviews. Some people were unaware of the expansion announcement. Other concerns that we have relate to how many of those who knew of the announcement even considered that the construction would become a reality. There are sufficient examples in the County where there were "announcements" of possible major projects, but ultimately the project was either substantially revised or did not take place.

In contrast to the statistical technique, it is our thinking that the appraiser would examine properties in the area near to the jail. Better information about potential impacts on these properties can be learned through interview of property owners and/or lessees.

Between subject 100 acre site and Irvine Blvd. toward the south, there are 36 county assessor parcels. Immediately easterly is Pacific Commercenter, an extensive acreage of developed lots for a business center. Thus, many owners and/or lessees can provide input on social and economic matters that could result in physical changes.

Among elements that have attracted the above mentioned owners to subject area are name recognition, uniformly good quality and maintenance of properties, campus like setting, high profile and image—essentially, an industrial/office/R & D area with good reputation and prestige. Into this desirable setting will be placed a major jail expansion. Major construction and change are needed to convert the existing 1,256 minimum security inmates to the 7,584 minimum to maximum security inmates.

Interviews with at least some of the owners and/or lessees would seem essential. This would enable the appraiser to at least consider the matters of social and economic change in the minds of owners/lessees, and likely physical changes. As an example, it is probable that the pattern of uses will change. Those seeking the desirable identity and prestige of this area would drop in number, and there would be an increase in owners/lessees for the industrial category. This shift toward the industrial would result in physical changes in the area.

We believe it would also be meaningful to interview other area owners, who have major holdings in the vicinity. An example would be Toshiba America, Inc. located at 9740 Irvine Blvd. The computer systems division is in a major facility and employs about 2,300 people. (Other major owners in the area are Irvine Company and Parker Hannifin.)

Studies of the immediate surroundings, including residential to the east and southeast, also need to include potential impacts that the Musick improvement can have, exclusive of the operation thereof. The EIR indicates it will generally be compatible with the surrounding business parks. However, several design and size features will make the jail stand out, reflecting some incompatibility with the surroundings. These features will interfere with the business park integrity of the existing adjacent properties.

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Christopher G. Caldwell
October 3, 1996
Page 3

For the general residential surroundings toward the east and southeast, the jail construction will cause attention to be focused on this inharmonious improvement. These are among social and economic changes that can bring about physical changes in the area:

First, the three complexes will be 45' high. Immediate surroundings are 20' to 30'.

Second, setback along the Alton frontage will be a 12' high wall. We observed no wall, at setback position in the area, with this height and length. Furthermore, the jail will contain extensive 12' and 16' high fencing--none of this size in the general area.

As previously noted, the other type of area property that has impacts from the jail is single family residential. As of this 10/3/96 submission date, sufficient time has not been available to fully explore this residential subject. However, our area inspection indicates good quality residential located 700' and more distance to the east and southeast.


Price range of these homes, in October 1996, is estimated to be at least \$200,000-\$300,000. Owners of this price bracket home are able to pay for size and quality of property, and desirability of neighborhood. It is likely that the social and economic changes resulting in this area from the jail improvement and it's operation, will lead to physical changes in some residential properties. A lessening of desirability can lead to physical changes in the form of purchasers who would have lesser financial capability and/or less pride of ownership.

Another factor impacting the surroundings relates to traffic. The road system can handle this increase per the EIR. The character of the increase traffic, however, merits study. We would need future time to check this out more carefully. Inmate transportation, including buses, are estimated to be 96 ADT. Visitors are estimated to be 926 ADT. These two categories will be different than those existing in the area prior to the expansion.

This summarizes our preliminary examination. We would need more time to accomplish the necessary research work, such as interviews, etc., if this were to go beyond a preliminary examination. Attached are copies of our qualifications. This matter will be held in abeyance until further contact from you. If there are any questions, please let us know.

Very truly yours,


Cedric A. White, Jr., MAI


Stephen G. White, MAI
(State Certified General Real
Estate Appraiser No. AG013311)

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**QUALIFICATIONS
OF
CEDRIC A. WHITE, JR., MAI**

On seven following pages are my qualifications through August 1988. Representative appraisal assignments through my retirement in mid-1991, are noted below. And, appraisal consultation since retirement is also summarized under MID-1991 to PRESENT.

AUGUST 1988 To MID-1991

Santa Fe Pacific Realty Corp.: (1) Industrial acreage in Fullerton; (2) land leased to community of Surfside.

Anaheim Redevelopment: Many assignments including improved properties at Katella & Douglass, land near Disneyland, downtown area improved properties, etc.

Los Angeles Rams: Rental value of Low Elementary School near Lincoln & Brookhurst.

County of Orange: Proposed jail site in Gypsum Canyon.

MWDOC (Municipal Water District of Orange Co.): Diemer Intertic Project—major pipeline through Irvine area.

Capistrano Unified School District: High school site in Aliso Viejo.

U.S. Naval Facility Engineering Command: Portions of Mile Square property near Warner & Brookhurst.

County of Orange: Brea Creek Channel at Burning Tree Road, Fullerton.

MID-1991 to PRESENT (10/3/96)

USCWM (U. S. Center For World Mission, Pasadena): Volunteer time, usually two days per week, from 12/89 through 9/95; in charge of Master Plan office, including consultation on market value for 15 acre campus and about 140 residential units.

Wycliffe Associates, Orange: Volunteer one day per week, 1/96 to present; work includes consultation on value of their 11,000 s.f. office building

QUALIFICATIONS FOR CEDRIC A. WHITE, JR., MAI

AUGUST 1988

EDUCATIONAL:

College: Occidental College: 6/48, B.A., Math & Economics
Univ. of So. Cal: 6/50, B.E. in Civil Eng.

Advanced Study: Construction Costs & Estimates, 9/49-2/52,
USC MAI Courses I & II, 1951-52.

Teaching: Appraising, L.A. High Adult Eve. School, 1953-55.
Advanced Appraising, USC, 1957.
Appraising, UCLA Ext.
Advanced Appraising, UCLA Ext.

UNION BANK EMPLOYMENT:

June, 1950- Real Estate Appraiser, Union Bank & Trust Co.,
to L.A., advancing to position of Senior Appraiser &
June, 1956 Manager of Dept., with 11 people.

GEORGE JONES EMPLOYMENT:

June, 1956- Associated with employer, George Hamilton Jones,
to MAI, Anaheim, in appraisal of numerous prop-
Aug., 1957 ties including: residential, subdivision acreage,
residential income, partial takings for highway
use, automobile agency, dumpsites, school sites,
commercial buildings, ranches.

SELF-EMPLOYED:

Since Sept. 1957 Real Estate Appraiser; office in Anaheim, Calif.

Diversified appraisal assignments, primarily in Southern California.

Qualified for testimony as expert witness on real estate evaluation in Superior Courts of Counties of Orange, Los Angeles, Riverside, San Bernardino, San Diego, Ventura.

Qualified for testimony in Federal Court, L.A.

Assessment Appeals Hearings, County of Orange.

ATTORNEYS INCLUDE:

Rutan & Tucker (Len Hampel, Mike Rubin, et al in diversified appraisal assignments for property owners and governmental agencies).

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ATTORNEYS INCLUDE:

Mike McCormick (McCormick & Kidman) assessment appeals and appraisals for property owners.

Russel Behrens (Behrens, Recht, Finley & Hanley) Bolsa Chica acreage, etc.

Gibson, Dunn & Crutcher; Dan Holden; Kindel & Anderson, Latham & Watkins; Walter Chaffee, John Kent; John McLaurin; McKenna, Conner & Cuneo; Mike Logan; O'Melveny & Myers; Neal Singer; Wenke, Taylor, Evans & Ikola; Enos Reid; Roger Sullivan; Sealy Yates.

CORPORATIONS INCLUDE:

Most recent assignments

Arnel Development Co. - Commercial land in Westminster
Mission Viejo Co. - Finished acreage parcels and

raw acreage.

Mutual Citrus Products Co. - Industrial Cold
Storage Plant in downtown Anaheim

Santa Fe Pacific Realty Corp. - Surfside lots,
Newport Commercial land.

Anaheim Hills, Inc.

Signal Landmark Corp. - Land in Bolsa Chica area.

So. Pacific Trans. Corp. - Lease value of R.R.
strip in West L.A.

Willdan Assoc. - Three story office building in
downtown Anaheim

Williamson & Schmid Engineers - Palos Verdes lots,
Indian Wells Condo, Santa Ana Commercial land.

ROSSMOOR CORPORATION:

Various assignments over past 25 years for the corporation, liquidating trust and Ross Cortese - primarily land in Laguna Hills, also office building and two shopping centers in Laguna Hills.

OTHER CORPORATIONS:

Anaheim Hills, Inc. Casualty Ins Co., East Orange Co. Realty Bd., First American Title Ins Co.; General Telephone, The Guardian Life Ins. Co.; Hertz Corp, The IRVINE Company, Kacor Realty; Orange Co. Employees Assoc., Presley Co., Pacific Clay Products, Roadway Express, Inc.,

Segerstrom & Sons, Santa Ana Valley Irrigation Co. (SAVI), Steffy Buick, Sully-Miller Land Co., etc.

INDIVIDUALS INCLUDE:

Larry Held (42 ac. in Indian Wells)
J.C. Humphries - store buildings in Costa Mesa
Dale Kellogg (industrial land)
Ketchum & Tooley (downtown LA parking garage)
Stan Magill - (commercial property and mobile-home park in Garden Grove.
Willis Miller (residential & apt acreage, etc. various locations)
Ron Pearce (Ford Agency owner)
Lewis Proctor of Toxo Spray Dust (com'l land, Tustin)
Jack Raub (office, Newport Beach)
Russell Rohrs (com'l & apt land)
Dwight Schroeder (com'l & apt land)
Larry Ulvestad (com'l, Anaheim; acreage in Ro. Calif.)
G.B. "Budd" Van Roekel (Skate Ranch condemnation by Cal Trans)
Eldredge Welton (RV park, Orange)
Louise (Dec'd) & Tom Wilson (ground lease for Santa Ana Auto Agency)

INSTITUTIONAL INCLUDE:

Anaheim Memorial Hospital, Calvary Church of Placentia, Catholic Diocese of Orange Co., Evangelical Free Church of Fullerton, Salvation Army, Presbyterian Church.

OIL COMPANIES INCLUDE:

Chanslor Western, General Crude, Gulf, Humble, Kadane, Mobil, Shell, Standard, Texaco, Union

FINANCIAL INSTITUTIONS INCLUDE:

Bank of America, Bank of Newport, Crocker-Citizens, El Camino Bank, New City Bank, Saddleback Bank, Security Pacific Nat'l Bank, Tustin S & L, United Cal. Bank.

CITY GOVERNMENTS INCLUDE:Most recent assignments:

Cathedral City - Partial acquisition of prime corner for street widening.
Fullerton (McColl Dump activity from 1985 through current.)
Newport Beach (1986 affordable housing lawsuit)

MOST RECENT CITY GOVERNMENT ASSIGNMENTS, continuing

Riverside (Downtown commercial properties,
outlying industrial acreage)
Westminster (Shopping center at Goldenwest
and Westminster 1986)
Yorba Linda (Various commercial and
residential for street widening purposes.

OTHERS:

Anaheim, Cypress, Huntington Beach, Irvine, Laguna
Beach, La Habra, Norco, Riverside, Santa Ana, San
Juan Capistrano, Villa Park, etc.

REDEVELOPMENT AGENCIES:

Anaheim Redevelopment Agency (assignments since 1976
in downtown area; range from vacant land to 5-story
office; in excess of 200 properties.)
Santa Ana Redevelopment Agency (primarily downtown
commercial and residential parcels through 1987).

COUNTY GOVERNMENTS OF:

Orange - Diversified assignments for Flood Control
channels, sanitary land fills, refuse transfer
station, greenbelt/park purposes, civic center
development, highways, etc.

Orange Co. Assessor (Irvine Co. Re-assessment
1985-86)

Los Angeles, Ventura

Riverside - (downtown props.); Riv. Flood various
partial acquisitions in Norco, Corona, Perris,
Sunnymead, etc.

COLLEGES/UNIVERSITIES INCLUDE:

Azusa Pacific Col., Chapman Col., Coast Community
Col. Dist., No. Or. Co. Com. Col. Dist., Loyola
Marymount, Westmont.

STATE OF CALIFORNIA:

Dept. of Insurance, Division of Beaches & Parks,
Division of Finance, Dept. of Transportation.

FEDERAL GOVERNMENT:

Dept. of Army (current assignment is clear zone
easement at March Field); Bureau of Indian
Affairs; Dept. of Justice, Dept. of the Navy.

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UTILITIES INCLUDE:**MOST RECENT ASSIGNMENTS:**

MWD (Metropolitan Water Dist. - acreage in Rancho Cucamonga)
Santa Margarita Water Dist. - current assignment on reservoir site in Rancho Santa Margarita area

OTHERS:

Anaheim Union Water Co., MODOC (Municipal Water Dist. of Or. Co.), Moulton Niguel Water Dist., Pacific Telephone.

Rossmoor Water Co., San Diego Gas & Elec. Co., So. Cal. Edison Co., So. Cal Gas Co., Tri Cities Water (San Clemente), Yorba Linda Co. Water Dist., AWMA (Aliso Water Management Agency), Yucaipa Valley County Water District.

SCHOOL DISTRICTS INCLUDE:

Anaheim, Capistrano, Chino, Irvine (various finished acreage parcels in City in 1986 & previously), Las Virgenes, Los Alamitos, Newhall, Newport Mesa, Perris, Saddleback Valley, San Joaquin, Castaic (1986-1988 subdivided residential lots in Castaic).

TYPES OF PROPERTY APPRAISED INCLUDE:

Residential: Apartments, beachfront prop., mobilehome parks, motel/hotels, parksites, resid.

Examples include 1983 appraisal of 6 MHPKS for Norm Busch, etal; 1986 apartments for Anaheim Redev; 11/82 soil settlement problem on 2 homes in Fullerton, Congregate Care Facility for Rossmoor, (Proposed Rossmoor Villas).

Commercial: Auto agencies, banks, gas stations, gas station sites, medical buildings, mortuary, office buildings, parking lots, possessory interest, restaurants, shopping centers, used car lots.

Langslet Co. Shopping Center in Santa Ana canyon; new office building on Harbor Blvd. in Anaheim for owner & attorney, Dan Holden; Steffy Buick Co. in Anaheim;

Industrial: Cold storage plants, warehouses and manufacturing bldgs., lumber yards, oil fields, warehouses.

INDUSTRIAL, continuing

Fair rental value of building at Von Karman & Alton 2/86 in Irvine for Jim Tweedt; Culligan Property in San Bernardino 9/84.

Raw Land: Acreage parcels of various sizes for varied used, as those described above; dumpsites, ranches, recreational lake, rock and sand deposits, sand & gravel, school sites etc., MOST RECENT set forth below.

5/82-6/83, 4 acs. indus. land on Frontera for owner, Holly Lewis; 9/82 -1/83, acreage in Marina Del Rey for Loyola Marymount Univ.; 2/84, various school sites or Los Al School Dist.; 6/84, corporation yard site for the Irvine Co.; 1984-86, 165 acs. resid. in Yorba Linda for No. Or. Co. Com. Coll. Dist.; 3/85, commercial acreage in Palm Springs for 5/85, 1986, storm drain easement in comm'l & Indus. land for Riv. Co. Fl., Moreno Valley.

Other: Airports, ballparks, cemeteries, churches, dairies, fire station, flood and fire damage, river areas, inert fills, RR rights of way, well sites.

1988: City of Anaheim trial vs. County of Orange that required appraisal investigation on impact of proposed high rise jail on surroundings.

6/83, L.A. Rams possessory interest in Anaheim Stadium is most recent in this category.

CORPORATIONS & BUSINESS:

The McCarthy Co.: Board of Directors, 1971 to 1981; engaged in construction and selling "tract" residences.

Mueller & White Inv.: Formed April 20, 1978 ownership of four industrial properties as follows:

17391 Murphy Ave., Irvine
11652 Monarch & 7271 Doig, Garden Grove
18282 & 18262 Enterprise Lane, Huntington Beach

CoreCare, Inc.: Member of Board of Directors; developing life care facility known as MORNINGSIDE and adjacent neighborhood shopping center at Bastanchury Rd. and Brea Blvd., Fullerton.

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ORGANIZATIONS:

MAI (Member American Institute of Real Estate Appraisers) since November 1957.

Affiliate Member of Anaheim Bd. of Realtors, since 1957.

I hereby certify that the above information is true and correct to the best of my knowledge.


Cedric A. White, Jr., MAI

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**QUALIFICATIONS
OF
STEPHEN G. WHITE, MAI**

PROFESSIONAL EXPERIENCE

Real Estate Appraiser since 1976.

1983 through current date: Self-employed; office located at
1370 N. Brea Blvd., Suite 205, Fullerton, CA 92835
(Phone: 714-738-1595)

1976 - 1982: employed by Cedric A. White, Jr., MAI,
independent appraiser located in Anaheim.

Real estate appraisals have been completed on most types of
properties, for purposes of fair market value, leased fee
value, leasehold value, easement value, partial acquisitions
and severance damages.

PROFESSIONAL ORGANIZATIONS

- Member, Appraisal Institute; MAI designation obtained 1985
- Affiliate Member, Greater North Orange County Association of
Realtors

LICENSES

Licensed by the State of California as a Certified General
Real Estate Appraiser; CREA Identification No. AG013311; valid
through September 22, 1996.

EDUCATION

B.A. Economics & Business, Westmont College, Santa Barbara,
California (1976)

Appraisal Institute Courses:

Basic Appraisal Principles, Methods and Techniques
Capitalization Theory and Techniques
Urban Properties
Litigation Valuation
Standards of Professional Practice

Numerous seminars and continuing education on various
appraisal subjects, including valuation of easements and
leased fee interests, litigation, the money market and
its impact on real estate, and standards of professional
appraisal practice.

COURT/TESTIMONY EXPERIENCE

Qualified as an expert witness in the Superior Courts of
Orange, Los Angeles, Riverside and San Bernardino Counties;
also before the Assessment Appeals Boards of Orange and Los
Angeles Counties.

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QUALIFICATIONS, PAGE 2**TYPES OF PROPERTY APPRAISED**

Residential: vacant lots, acreage and subdivisions; single family residences, condominiums, townhomes and apartment complexes.

Commercial: vacant lots and acreage; office buildings, retail stores, shopping centers, restaurants, hotels and motels.

Industrial: vacant lots and acreage; warehouses, manufacturing buildings, research and development buildings, industrial parks, mini-warehouses.

Special Purpose: Mobilehome parks, churches, automobile agencies, medical buildings, convalescent hospitals, easements, leased fee and leasehold interests.

CLIENT LIST**Corporations:**

Andrews Petroleum Services	MCP Foods
British Pacific Properties	Merrill Lynch Relocation
BSI Consultants	Pacific Scientific
Crown Central Petroleum	Penhall International
Eastman Kodak Company	Pic 'N Save Stores
Firestone Building Materials	Sargent-Fletcher Company
Foodmaker Realty Corp.	Shell-Western E&P
Greyhound Lines	Southern Distributors Corp
Holiday Rambler Corp.	Southern California Edison
International Baking Co.	The Home Depot
Johnson Controls	Tooley and Company
Kampgrounds of America	Wastewater Disposal Co.
La Habra Products, Inc.	

Developers:

Brighton Homes
Citation Builders
Davison-Ferguson Investment Developers
D.T. Smith Homes
Irvine Company
Kathryn Thompson Developers
Mission Viejo Company
Premier Homes
Presley of Southern California
Rockefeller & Associates
Taylor Woodrow Homes
Unocal Land & Development

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QUALIFICATIONS, PAGE 3**Law Firms:**

Baldikoski, Klotz &
Dragonette
Best, Best & Krieger
Bradshaw, John
Bye, Hatcher & Piggott
Callahan, McCune & Willis
Cooksey, Coleman & Howard
Hamilton & Samuels
Horgan, Rosen Beckham &
Coren
Kent, John
Kirkland & Ellis
Lathan & Watkins
McKee, Charles C.
Mosich, Nicholas J.

Lewin, Robert S.
Nossaman, Guthner, Knox &
Elliott
Oliver, Barr & Vose
Ollestad, Freedman & Taylor
Palmieri, Tyler, Wiener,
Wilhelm & Waldron
Paul, Hastings, Jonofsky &
Walker
Piggott, George B.
Pothier, Rose
Rimel, Jack
Rutan & Tucker
Smith & Politiski
Williams, Gerold G.

Financial Institutions:

Barclays Bank
Chino Valley Bank
Continental Bank
First Interstate Mortgage
Security Pacific Bank
Washington Square Capital

San Clemente Savings & Loan
United Calif. Savings Bank
National Credit Union Admin
First Wisconsin Bank
Ahmanson Trust Company
Sunwest Bank

Cities:

City of Anaheim
City of Baldwin Park
City of Buena Park
City of Cypress
City of La Habra
City of Laguna Beach
City of Mission Viejo

City of Orange
City of Placentia
City of Riverside
City of Santa Ana
City of Santa Fe Springs
City of Stanton
City of Tustin
City of Yorba Linda

Counties:

County of Orange

County of Riverside

Other Governmental:

Agua Mansa Industrial Growth Association
El Toro Water District
Federal Deposit Insurance Corporation (FDIC)
Kern County Employees Retirement Association
Metropolitan Water District of So. Calif.
Orange County Water District
Trabuco Canyon Water District
U.S. Postal Service

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QUALIFICATIONS, PAGE 4**School Districts:**

Banning Unified School District
Capistrano Unified School District
Castaic Union School District
Cypress School District
Garden Grove Unified School District
Irvine Unified School District
Moreno Valley Unified School District
Newhall School District
Newport-Mesa Unified School District
Placentia-Yorba Linda Unified School District
Rialto Unified School District
Saddleback Unified School District
Santa Ana Unified School District

Churches:


Calvary Church, Santa Ana
Central Baptist Church, Pomona
Christian & Missionary Alliance Church, Santa Ana
Christian Church Foundation
Congregational Church, Fullerton
First Church of the Nazarene, Fullerton
Good Shepherd Lutheran Home
Lutheran Church, Missouri Synod
Presbytery of Los Ranchos
St. Mark's Lutheran Church, Hacienda Heights
Vineyard Christian Fellowship

Other:

Biola University
Cedars-Sinai Medical Center
Garden Grove Boys' Club

October 26, 1994

TO: Honorable James L. Smith, Presiding Judge
Orange County Superior Court

FROM: Max Schmidl, CAO 

SUBJECT: Grand Jury Report Responses

Attached is a copy of the response of the Orange County Board of Supervisors to the Grand Jury report titled "Orange County Jails - A Chronic Concern." The Board took action to approve this response on October 25, 1994.

If you have any questions please call me at 834-4431.

cc Ron Coley, CAO
Catherine Knighten, CAO
Terry Andrus, County Counsel
Michael Schumacher, Probation
Brad Gates, Sheriff-Coroner
Alan Slater, Superior Court

MS

EXHIBIT S

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AGENDA ITEM TRANSMITTAL

CONSENT ☒ YES
☐ NO

CAO REVIEW

☐ Concur
☐ Do Not Concur
☒ Exempt

TO: BOARD OF SUPERVISORS COUNTY OF ORANGE
 FROM: County Administrative Office

CONTACT FOR INFORMATION
 Fred Branca 834-3830
 Maxine Schmidl 834-4431

MEETING DATE October 25, 1994	SUBJECT PROPOSED BOARD OF SUPERVISORS RESPONSES TO 1993-94 GRAND JURY REPORT - "ORANGE COUNTY JAILS - A CHRONIC CONCERN"	SUPV. DIST. All
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SUMMARY OF REQUEST (Description for agenda)

The County Administrative Office submits the proposed Board of Supervisors response to the Grand Jury Report recommendations for the report titled "Orange County Jails - A Chronic Concern".

ADDITIONAL DATA:

See Attached.

PREVIOUS RELEVANT BOARD ACTIONS ON THIS SPECIFIC ITEM:

None

FUNDING SOURCE(S)	CURRENT YEAR COST	ANNUAL COST	BUDGETED? <input type="checkbox"/> YES <input type="checkbox"/> NO
N/A	N/A	N/A	N/A

WILL PROPOSAL REQUIRE ADDITIONAL PERSONNEL?

☒ NO IF YES, STATE NUMBER _____ PERMANENT _____ LIMITED TERM

CONSISTENT WITH BOARD POLICY?

☒ YES ☐ NEW ITEM OR EXCEPTION

RECOMMENDED ACTION

1. Approve the responses as submitted.
2. Direct the County Administrative Office to forward copies of the responses to the Foreman of the Grand Jury and the Presiding Judge of Superior Court.

CONCURRENCES (If applicable)

ATTACHMENTS

Proposed Board Responses


 Frederick A. Branca, Director
 Management and Budget Division

DATE


 Emile Schneider
 County Administrative Officer

101401 F880-100 5 (Rev. 88)

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GRAND JURY REPORT ON ORANGE COUNTY JAILS - A CHRONIC CONCERN

Board of Supervisors

RECOMMENDATION 1: Prepare and implement a comprehensive, coherent plan for the County Jail system that includes the following action elements:

- a. Identify the plan as the product of the Board of Supervisors. Task Force recommendations, though an important element of planning, have neither the force nor credibility of the Board of Supervisors imprimatur.
- b. Include in the analysis the anticipated impact of "Three Strikes You're Out" legislation.
- c. Include provisions for alternatives to incarceration: work furlough programs, de-toxification centers, secure electronic confinement (SEC) and other techniques as appropriate.
- d. Include for consideration all county-owned properties suitable for jails, work furlough, de-tox and other uses associated with the jail and probation systems.
- e. Select the locations for expansions and new facilities. Begin the process of overcoming the obstacles to building and operating a jail or related facility. Do not wait until funding is available to act. The approval process can take years; so can the funding, of course. The point is, be ready to build when the funds do become available.
- f. Include a funding plan that considers cost-saving programs, state and federal funds, sale and exchange of county properties, bond issues, benefit assessment districts, and sales taxes. Exploit opportunities for state or federal matching funds.

RESPONSE: In the 1980's, the County spent about \$7 million over several years to develop a plan, conduct a site search, prepare an EIR, and begin design of a facility to address the County's long-term jail needs. That effort resulted in the proposed Gypsum Canyon jail project. The plan was never implemented because the County could not afford the construction or annual operating costs of the facility. In addition, there was a great deal of opposition to the project from communities near Gypsum Canyon and the City of Anaheim.

That plan, the EIR work, and the schematic design documents were specific to Gypsum Canyon, therefore, much of the detailed work cannot be applied to other jail projects. Based on this experience, Board direction has been to avoid devoting significant resources to long-term jail planning until a funding source can be identified. Creating a detailed, specific long-term plan prior to identifying a funding source to implement the plan creates the risk that the plan could become obsolete by the time funding is identified. In that case, the County would once again have spent scarce resources without realizing significant benefits.

The County understands there is a critical shortage of jail beds. While working towards finding long-term solutions and funding sources, the County has implemented short-term solutions to gradually increase jail capacity within available funding sources. These projects are the recently completed Theo Lacy expansion project which added 608 rated beds, beginning environmental documentation related to adding 358 beds to existing facilities at Theo Lacy and 168 beds to the Intake/Release Center, and beginning environmental documentation for the potential future expansion of Theo Lacy.

However, the Grand Jury suggests that "home purchasers as well as developers are entitled to know as far in advance as possible where the County plans to place or expand jails". To provide as much information to the public as practical, the Board could adopt the following policy related to siting issues:

"The County will explore the feasibility of expanding existing jail facilities as funding becomes available. The County will continue to pursue long-term funding for a new jail or major expansion of existing facilities to meet the County's long-term needs. The County will select a long-term jail site and develop criteria for size once long-term funding sources are determined. The County will consider any viable location for a long-term jail including County owned land, Federal and State owned land, and privately owned land."

The County's response to the Grand Jury's specific action elements follows:

RECOMMENDATION 1.a: Identify the plan as the product of the Board of Supervisors. Task Force recommendations, though an important element of planning, have neither the force nor credibility of the Board of Supervisors imprimatur.

RESPONSE: Any plan which is drafted by a Board authorized task force to address long-term jail solutions will contain a recommendation for the Board to endorse the plan.

RECOMMENDATION 1.b: Include in the analysis the anticipated impact of "three strikes you're out" legislation.

RESPONSE: The County will include all relevant variables in planning jail expansion. Impacts of new legislation such as "three strikes you're out" will be included.

RECOMMENDATION 1.c: Include provisions for alternatives to incarceration: work furlough programs, detoxification centers, secure electronic confinement (SEC) and other techniques as appropriate.

RESPONSE: The County makes continuous efforts to implement the following alternatives to incarceration:

- **Work Furlough Program:** This program is administered, operated and supervised by the Probation Department but facilities and services outside the Sheriff's jail system are provided by private contractors. The program allows minimum risk sentenced inmates to report to work and then return directly to a confinement facility after work. This program currently has 30 beds located in Anaheim and 80 beds located in Buena Park. The County is working with private contractors to site additional beds.
- **Detoxification Centers:** In 1990, a City/County Coordinating Committee evaluated the need for and feasibility of establishing facilities in which inebriates could be brought to "sober up". The Committee determined that there was a need for four to five facilities with about 20 beds each. Costs for annual operating contracts were estimated at \$400,000 for each facility. The City/County Coordinating Committee was unable to identify a local funding source for this project. The Committee has sponsored legislation to obtain State and Federal funding for a one year pilot program, however, at this time no State or Federal funds have been secured. The County will continue to pursue funding for detoxification centers.

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- **Supervised Electronic Confinement Program:** This program is also administered by the Probation Department and allows sentenced inmates who are determined to be of minimum risk to society to be confined to their homes rather than sentenced to jail. The County currently has a maximum capacity for 150 participants and the Board has endorsed increasing this program by 50 additional participants in each of the next two years.

The County intends to incorporate opportunities to expand alternatives to incarceration as part of any long-term jail expansion plan. However, expanding these programs can be limited by the following factors: the number of inmates who qualify for the programs, available funding, and acceptance of these programs in communities. Recently, the city of Costa Mesa's Planning Commission denied a permit to a private contractor for implementation of a 50 bed work furlough program in Costa Mesa. Also, the Tustin Reuse Task Force opposed the County's application for a benefit conveyance of existing buildings at Tustin MCAS for work furlough and sobering-up facilities.

While these programs play an important role in dealing with crime, these programs are designed for non-violent, minimum security inmates who would probably be housed at the minimum security facility Musick Branch Jail. Therefore, these programs do not have a significant impact on the County's most pressing jail need for maximum security jail cells.

RECOMMENDATION 1.d: Include for consideration all County-owned properties suitable for jails, work furlough, detox and other uses associated with the jail and probation systems.

RESPONSE: Using County-owned property for jail and probation projects can reduce the cost of providing such facilities by eliminating land acquisition costs. All the recent County jail expansion projects have occurred on County-owned land such as construction of the IRC, expansion at Theo Lacy, and installing tents at Musick Branch Jail. The Short-Term Jail Report, received by the Board on January 28, 1992, identified Theo Lacy as the most affordable, expeditious, and feasible option for jail expansion. However, as potential projects are considered, the County should remain flexible and explore options which may not involve County-owned property. This could include El Toro MCAS, public-private construction of facilities on privately-owned land, and work furlough and detox programs provided by private contractors.

RECOMMENDATION 1.e: Select the locations for expansions and new facilities. Begin the process of overcoming the obstacles to building and operating a jail or related facility. Do not wait until funding is available to act. The approval process can take years; so can the funding, of course. The point is, be ready to build when the funds do become available.

RESPONSE: Based on experience with the Gypsum Canyon plan, it does not appear to be financially prudent to develop a site specific long-term plan until a funding source is identified. When funding becomes available, the amount of funding could have a significant impact on the type, size, and location of the project.

As recommended by the Grand Jury, the County should continue to try to overcome obstacles to building and operating a jail. However, this has been easier said than done. It appears that the public does not wish to pay additional taxes to fund new jail facilities as evidenced by the defeat of Proposition J in May, 1991 (proposed half cent sales tax increase for jail construction and operation). Also, it appears that the public does not want a jail in their community as evidenced by the City of Orange's law suit over Theo Lacy, the City of Costa Mesa's refusal to approve a work furlough program, Tustin's refusal to consider a jail work furlough program or a juvenile hall as part of their Tustin MCAS reuse plan, and the City of Anaheim's efforts to block the proposed Gypsum Canyon Jail project.

RECOMMENDATION 1.f: Include a funding plan that considers cost-saving programs, State and Federal funds, sale and exchange of County properties, bond issues, benefit assessment districts, and sales taxes. Exploit opportunities for State or Federal matching funds.

RESPONSE: The County will consider any funding source possible to fund jail projects. It is likely that a combination of funding sources may be needed to meet the long-term jail needs of the County. Following is a summary of those potential sources identified by the Grand Jury:

- **Cost-saving Programs** - The County will continue to consider ideas to reduce the operating costs of jail facilities. These cost savings programs could include using state of the art utility equipment, using inmate labor to reduce operating costs, designing the facilities to reduce staffing requirements, and pursuing cost saving alternatives to incarceration.

- **State and Federal Funds** - The County will continue to seek State and Federal funds as they become available. Typically, State and Federal funding is for construction of facilities. The County still needs to identify on-going revenue to pay for annual operating costs.

At this time, there is no State or Federal funding available. The Sheriff is represented on the State Board of Corrections which allocates State funds for jail construction so the County is informed of any funding opportunities.

- **Sale and Exchange of County Properties** - The County will continue to consider the sale and exchange of County properties to obtain land or cash for jail facilities. In the past, the sale or exchange of Musick Branch Jail has been considered as a means of raising about \$30 million. While this option could raise one-time revenue, the County still needs on-going revenue to pay annual operating costs of a new jail.
- **Bond Issues** - General obligation bonds can fund construction of jails but not operations. Therefore, this option serves as a partial funding option and the County would still need to identify an on-going revenue source to pay for the debt service and the annual operating costs of the jail. General obligation bonds require a two-thirds majority vote which may be difficult to achieve.
- **Benefit Assessment Districts** - Benefit Assessment Districts can be established to recover costs of public improvements which benefit particular parcels of real estate. Benefit assessment districts cannot be used to recover costs for public improvements which provide County-wide benefit such as jails. Therefore, benefit assessment districts cannot be used for jail construction and operation.
- **Sales Taxes** - Sales taxes may be used for construction and ongoing operating costs so this option is very attractive as a long-term jail funding source. A half-cent sales tax increase could generate about \$135 million per year which could fund the estimated debt service and operating costs for the reduced scope Phase I Gypsum Canyon jail project (3,072 jail beds). However, a sales tax increase requires a two-thirds majority vote. Estimated cost to include this issue in a County-wide general election is about \$600,000. Since the voters rejected Measure J in 1991 (a proposed half cent sales tax increase for jail construction and operation) and since they just approved a half cent

Maybe not.
There is a
renewed interest
in crime issues.

sales tax increase for public safety, it appears unlikely the voters would approve another sales tax increase at this time.

- **State or Federal Matching Funds** - The County will compete for State and Federal matching funds when available and when the County can afford its share of construction and operating costs. Currently, no State or Federal matching funds are available.

RECOMMENDATION 2: Authorize the CAO to proceed with "Short Term Jail Solution Report" proposal to seek legislation exempting the County from the CEQA.

RESPONSE: The CEQA process provides the Board with analysis of environmental impacts of a proposed project. It also allows the public to raise their concerns about the project and to have those concerns included in the analysis. This recommendation seeks to allow the County to proceed with jail expansion projects without having to meet CEQA requirements. This could reduce the time to implement the project by at least one year, could save hundreds of thousands of dollars, and would eliminate the ability of public groups filing a lawsuit against the CEQA documents to delay the project.

This recommendation was presented to the Board on January 28, 1992, as part of the Short-term Jail Report. The Board deleted this recommendation as they felt it inappropriate to make decisions about projects without the information provided through the CEQA process.

However, if the County were exempted from CEQA, the Board could still direct EMA to follow CEQA procedures for information purposes only. The Board would then receive environmental analysis and public comment but the County could not be sued over CEQA issues if public groups want to delay the project. Therefore, the Board directs the CAO to work with the County's Sacramento lobbyist to propose and initiate legislation to seek new statutory language to grant exemption from the California Environmental Quality Act for the construction or expansion of jail or juvenile detention facilities for any county which is subject to court order restricting inmate population in one or more of that county's jails or juvenile detention facilities.

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Executive Officer of the Superior Court

RECOMMENDATION 3: Take the lead role in coordinating the actions of the various departments to expedite transfer of felons to state prison.

RESPONSE: Concur. The Executive Officer of the Superior Court has assumed responsibility for coordinating the actions of the key departments responsible for expediting the transfer of felons to state prison. The following action plan has been developed in response to the recommendation.

ACTION PLAN

A joint meeting of representatives of the Superior Court, the District Attorney's Office, the Sheriff's Department and the Probation Department was held on May 17, 1994. The purpose of the meeting was to develop procedures which would result in the mutually held goal of reducing the length of time convicted felons remain in the jail pending transportation to the Department of Corrections. The focus of the meeting was twofold:

1. Establish a mutually acceptable time frame between the date of sentencing and the transfer of defendants to state prison; and
2. Obtain joint concurrence on the role each department will play in achieving the goal of accelerating the transfer of felons to state prison.

In August 1993, efforts to accelerate the transfer of convicted felons from the Orange County Jail to the California Department of Corrections resulted in the adoption of a program which targeted defendants for expedited transfer who waived the preparation of a pre-sentence probation report and requested immediate sentencing.

The California Department of Corrections is cooperating with Orange County in the attempt to reduce jail overcrowding by accepting copies of arrest reports in lieu of probation reports for those prisoners who have waived the pre-sentence probation report. These defendants will be received at the Correctional Facilities with the proviso that the Probation Department will forward their report via the Clerk of the Superior Court immediately upon completion. This program was designed to eliminate the often lengthy periods of time prisoners were kept waiting in the Orange County Jail until the probation report could be completed. The lack of a medium for coordination between the participating agencies hampered the effectiveness of the new program.

At the May meeting, representatives from the four agencies agreed to target a two-week time frame from date of sentencing to transfer of inmates to state prison.

Representatives from the District Attorney's Office agreed to provide the courtroom clerk, at the time of the initial sentencing, with a copy of the arrest report for each defendant sentenced. For felons sentenced to state prison, the copy of the arrest report will be combined with other prison packet documentation and forwarded to the jail within two weeks.

At the request of the Probation Department, the Superior Court will forward copies of arrest reports directly to the Probation Department for all defendants placed on probation, and will copy arrest reports and forward the copies to the Probation Department for all defendants sentenced to state prison. Providing the arrest report to the deputy probation officer will increase the time available for the deputy to devote to preparation of the probation report.

The Probation Department will provide the courtroom clerks with copies of the arrest report for defendants sentenced to state prison following a plea to a violation of probation which will also be used to expedite transportation of these defendants to the Department of Corrections.

All participants agreed to draft procedures for their respective agencies to facilitate immediate implementation of this coordinated effort and to provide copies of the procedure to the other agencies. The procedures for the Superior Court were distributed May 19, 1994.

The number of state prison commitments during the past 12 month period averages 350 defendants per month. The two week turn around time from sentencing to transportation to state prison agreed upon by the Superior Court, the District Attorney's Office, the Orange County Sheriff's Department and the Probation Department will reduce the number of post sentence defendants waiting for transportation to state prison to approximately 175.

The Action Plan was implemented in May 1994, and monthly review meetings are held to assess its effectiveness and to ensure continued communication between the four agencies. Although the target has not yet been reached, all agencies are working together to reach the two week turn around timeframe.

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ORANGE COUNTY GRAND JURY

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NEWS RELEASE

November 15, 1994

GRAND JURY REPORT
NEW MAXIMUM/MINIMUM SECURITY JAIL SITES
FOR ORANGE COUNTY

SANTA ANA, CALIFORNIA - The Orange County Grand Jury today released the attached "New Maximum/Medium Security Jail Sites For Orange County", recommending the adoption of two potential maximum/medium jail sites.

The recommendations are for two sites, both of which are currently County-owned property. One site is for a multi-story structure at Flower and Sixth Streets in Santa Ana, utilizing the area of the current headquarters and adjoining "Rose Garden".

The second site is to utilize part of the 100-acre James Musick Facility in Irvine to accommodate the southern portion of the county.

For further information regarding the report, please contact Royal Lord or Dick Donnelly at 834-3320.

1994-95 ORANGE COUNTY GRAND JURY

A handwritten signature in cursive script, reading "Mario Lazo", is written over a horizontal line.

Mario Lazo, Foreman

ML:mlh

EXHIBIT T

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NEW MAXIMUM/MINIMUM SECURITY JAIL SITES FOR ORANGE COUNTY

ABSTRACT

Seven years ago, The Orange County Corrections Advisory Committee published the "1987 Major Corrections Needs Assessment Study." This study projected a rated capacity shortfall of almost 7,000 beds by the year 2006. Other than the potential addition of approximately 1,300 beds in the Theo Lacy Branch Jail, no other successful actions have been taken to provide Orange County with the necessary maximum/minimum security jail cells. The recent passage of "Three Strikes and You're Out" legislation compounds the shortfall in Orange County.

The objective of this report is to identify the specific sites for new maximum/minimum security jail cells in Orange County. The Criminal Justice Committee visited ten potential sites in the County, limiting its choice to County-owned property.

The 1994-95 Grand Jury recommends that the Orange County Board of Supervisors approve the following two maximum/minimum security jail sites at its next meeting:

1. Flower Street between Sixth Street and Santa Ana Boulevard in Santa Ana.

Build a new multi-story maximum/minimum security jail to accommodate up to 3,000 rated beds where the "Rose Garden" is located and the Sheriff's Headquarters building stands. The existing underground tunnel running from the County Courthouse to the intersection of Flower and Sixth Streets could be connected to the new building. This would save time and transportation costs to and from the County Courthouse for court appearances.

2. A portion of the 100-acre James A. Musick facility in Irvine.

Build a new maximum/minimum security jail there to accommodate up to 3,000 rated beds. This site takes into consideration the rapid growth of the southern portion of the county. This proposal for the Musick site is in addition to the minimum security jail that currently exists at that location.

In summary, the 1994-95 Grand Jury believes that the time has come for the Board of Supervisors, on behalf of the citizens of Orange County, to site new maximum/minimum security jails. This proposal is for 6,000 rated beds at two County-owned sites in Santa Ana and Irvine.

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NEW MAXIMUM/MEDIUM SECURITY JAIL SITES FOR ORANGE COUNTY

INTRODUCTION

Orange County is desperately short of jail cells to house maximum and medium security inmates based on the "Cite and Release Statistics" published weekly by the Sheriff's Department. The Sheriff-Coroner of Orange County is releasing many inmates early to comply with a sixteen-year-old federal court order limiting jail occupancy in ratio to space available. Thus, space is temporarily provided for more inmates who pose a potential danger to society. There were 23,514 inmates released early from Orange County jails in 1993.

Seven years ago, the Orange County Corrections Advisory Committee, which was appointed by the Board of Supervisors, published the "1987 Major Corrections Needs Assessment Study." This study, commonly called the "Omni Report," projected a rated capacity shortfall of almost 7,000 beds by the year 2006. Other than the potential addition of approximately 1,300 beds in the Theo Lacy Branch Jail, no other successful actions have been taken to provide Orange County with the necessary maximum/medium security jail cells since this study was published. The recent passage of "Three Strikes and You're Out" legislation compounds the present and future shortfall in Orange County.

PURPOSE

The objective of this report is to identify specific sites for new maximum/medium security jail cells in Orange County.

METHODS

1. Ten potential sites in the County were visited before determining specific site selections.
2. The Metropolitan Detention Center of the Federal Bureau of Prisons in Los Angeles was visited to observe the logistics of a multi-story prison.
3. Senior officials of the Orange County Sheriff's Department and the Federal Bureau of Prisons were interviewed.
4. An extensive review of the "Omni Report," including Chapter 11 titled "Facility and Site Evaluation," was conducted.

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5. The resolution of the Board of Supervisors, dated June 13, 1990, regarding the expansion of the Theo Lacy Branch Jail including the alternative jail sites listed in Exhibit "C" was reviewed.
6. Reports issued periodically by the Sheriff's Department to the Orange County Board of Supervisors regarding early release of prisoners were also reviewed.
7. The General Services Agency's "Real Property Inventory, Fiscal Year 1992-93, County of Orange" was reviewed.

FINDINGS

1. Because there is great urgency in selecting new maximum/medium security jail sites in Orange County, the Criminal Justice Committee specifically limited its choice to County-owned property. As a result of its visits, the Committee felt that selecting sites on privately owned property or on military bases, that may or may not be available to the County, builds in added cost and delay. The County and its citizens can afford neither.
2. The Committee looked at jail site criteria that could accommodate all of the necessary support functions, such as food service, laundry, maintenance, medical service, and educational and religious programs. It recommends urban jail sites that do not require major expenditures for utilities such as water, sewer, gas, electricity, and telephone. It also recommends jail sites in proximity to courts, booking agencies and hospitals, with access to public and private transportation.
3. The financing necessary to build, operate, and staff new jails will be significant. Partial funding provided by the recently passed U.S. Crime Bill, California jail bond issues and grants, and County of Orange taxes, budget and bond issues are all possibilities. Another approach is private construction of jails with a lease-back purchase option. The Grand Jury believes the public's perception and fear of violent crime is at an all-time high. While Orange County citizens have rejected propositions to pay for jails in the past, it is strongly believed that the County's electorate would now approve bond measures, initiatives or increased taxes for the sole purpose of building new maximum/medium security jails.

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RECOMMENDATIONS

Based on the findings and considering the need, the 1994-95 Grand Jury recommends that the Orange County Board of Supervisors at its next meeting approve the following two sites for the purpose of building two maximum/medium security jails:

1. Flower Street between Sixth Street and Santa Ana Boulevard in Santa Ana. Build a new multi-story maximum/medium security jail where the Sheriff's Headquarters building now stands. The present Headquarters building would have to be razed. Assigned personnel would have to be temporarily relocated. This proposed site, as well as the adjacent "Rose Garden", could support a structure of approximately eleven floors. With 275 beds per floor, such a facility would accommodate up to 3,000 rated beds. Additional space for administration, food service, and mechanical equipment should be provided. Separate floors could be designated for women prisoners if the Women's Central Jail becomes overcrowded. This new jail could be connected to the existing jail facilities by tunnels or overpasses. The existing underground tunnel running from the County Courthouse to the intersection of Flower and Sixth Streets could be connected to the new building. This would save time and transportation costs since prisoners now must be moved by vehicle to and from the County Courthouse for court appearances.
2. A portion of the 100-acre James A. Musick facility in Irvine. Build a new maximum/medium security jail there to accommodate up to 3,000 rated beds. While this site is about fourteen miles from the County Courthouse, its location takes into consideration the rapid growth of the southern portion of the county. Police agencies located there must now travel to Santa Ana to use the only booking facility. With the addition of a second booking facility at Musick, considerable time and travel can be saved by central and south county police agencies. This proposal for the Musick site is in addition to the minimum security jail that currently exists at that location.

In summary, the 1994-95 Grand Jury believes that the time has come for the Board of Supervisors, on behalf of the citizens of Orange County, to site new maximum/medium security jails. This proposal is for approximately 6,000 rated beds at two County-owned sites in Santa Ana and Irvine.

The Grand Jury respectfully urges the Board of Supervisors of Orange County to approve these sites.

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